



AGENDA

ADJOURNED REGULAR MEETING OF THE SANTA FE SPRINGS CITY COUNCIL

November 22, 2016
5:30 P.M.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Richard J. Moore, Mayor
William K. Rounds, Mayor Pro Tem
Jay Sarno, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember

Public Comment: The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday and every other Friday. Telephone (562) 868-0511.

City of Santa Fe Springs
Adjourned Regular Meeting

November 22, 2016

1. CALL TO ORDER

2. ROLL CALL

Jay Sarno, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember
William K. Rounds, Mayor Pro Tem
Richard J. Moore, Mayor

CITY COUNCIL

NEW BUSINESS

3. California Senate Bill 415 "Voter Participation" and Direction Regarding Timing of Transitioning to a Statewide Election Date

Recommendation: That the City Council:

- Provide direction as to the timing of transitioning general municipal elections to a statewide election date (June or November of each even-numbered year) to occur no later than November 8, 2022.

4. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Janet Martinez, CMC
City Clerk

November 17, 2016
Date



AGENDA

**REGULAR MEETINGS
OF THE
SANTA FE SPRINGS
PUBLIC FINANCING AUTHORITY
WATER UTILITY AUTHORITY
HOUSING SUCCESSOR
SUCCESSOR AGENCY
AND CITY COUNCIL**

**November 22, 2016
6:00 P.M.**

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Richard J. Moore, Mayor
William K. Rounds, Mayor Pro Tem
Jay Sarno, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember

Public Comment: The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday and every other Friday. Telephone (562) 868-0511.

1. **CALL TO ORDER**

2. **ROLL CALL**

Jay Sarno, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember
William K. Rounds, Mayor Pro Tem
Richard J. Moore, Mayor

PUBLIC FINANCING AUTHORITY

3. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Public Financing Authority.

Approval of Minutes

- a. Minutes of the October 27, 2016, Public Financing Authority Meeting
Recommendation: That the Public Financing Authority approve the minutes as submitted.

Monthly Reports

- b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA)
Recommendation: That the Public Financing Authority receive and file the report.

WATER UTILITY AUTHORITY

4. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Water Utility Authority.

Approval of Minutes

- a. Minutes of the October 27, 2016, Water Utility Authority Meeting
Recommendation: That the Water Utility Authority approve the minutes as submitted.

Monthly Reports

- b. Monthly Report on the Status of Debt Instruments Issued through the Water Utility Authority (WUA)
Recommendation: That the Water Utility Authority receive and file the report.
- c. Status Update of Water-Related Capital Improvement Projects
Recommendation: That the Water Utility Authority receive and file the report.

CITY COUNCIL

5. **CITY MANAGER REPORT**

6. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.

Approval of Minutes

A. Minutes of the October 27, 2016 City Council Meetings

Recommendation: That the City Council:

- Approve the minutes of the September 22, 2016, meetings as submitted.

NEW BUSINESS

7. Fiscal Year 2015-16 Preliminary Financial Year-End Review

Recommendation: That the City Council:

- Amend the Fiscal Year 2015-16 Budget to authorize the transfer of \$725,000 from the General Fund to the Prefunded Capital Projects Fund to be appropriated to a specific project(s) in the future.
- Amend the Fiscal Year 2015-16 Budget to authorize the transfer of \$725,000 from the General Fund to the Employee Benefits Internal Service Fund for the purpose of making an additional contribution to the California Employee Retirement Benefit Trust (CERBT).
- Authorize the creation of an Economic Uncertainties/Contingencies assignment of General Fund reserves and establish with an initial deposit of \$725,000.
- Direct City Staff to apply \$1,300,000 from the current year results into the unassigned General Fund Reserve account.
- Direct City Staff to increase/decrease equally the balances of items 1-3 above based on audit or other year-end adjustments which may be required.

8. Authorization to Purchase Replacement Hurst "Jaws of Life" Extrication Equipment for the Department Fire-Rescue

Recommendation: That the City Council:

- Authorize the Fire Chief to purchase Hurst "Jaws of Life" extrication equipment from LN Curtis for an amount not to exceed \$33,432.48.

9. Quarterly Treasurer's Report of Investments for the Quarter Ended September 30, 2016

Recommendation: That the City Council:

- Receive and File the report.

10. Approval of Parcel No. 73384 – 13303 Rosecrans Avenue

Recommendation: That the City Council:

- Approve Parcel Map No. 73384;
- Find the Parcel Map No. 73384 together with the provisions for its design and improvement, is consistent with the City's General Plans; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 73384.

11. Approval of Parcel No. 73846 – 13210 Telegraph Road
Recommendation: That the City Council:
- Approve Parcel Map No. 73846;
 - Find the Parcel Map No. 73846 together with the provisions for its design and improvement, is consistent with the City's General Plans; and
 - Authorize the City Engineer and City Clerk to sign parcel Map No. 73846.
12. Police Services Staging Facility Renovation – Authorization to Advertise
Recommendation: That the City Council:
- Authorize the Director of Public Works to advertise for construction bids for the Renovation of the Police Services Staging Facility; and
 - Authorize the Director Public Works
13. Agreement with Blais & Associates for Grant Research and Writing Services
Recommendation: That the City Council:
- Authorize the City Manager to execute an agreement with Blais & Associates for grant research and writing services for a term beginning January 1, 2017 and ending June 30, 2017.

Items 14 – 22 will occur in the 7:00 p.m. hour.

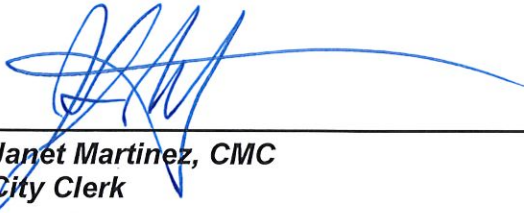
14. **INVOCATION**
15. **PLEDGE OF ALLEGIANCE**
16. **INTRODUCTIONS**
- Representatives from the Chamber of Commerce
17. **ANNOUNCEMENTS**
18. **PRESENTATIONS**
19. **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**
- a. Committee Appointments
20. **ORAL COMMUNICATIONS**
- This is the time when comments may be made by interested persons on matters not on the agenda having to do with City business.***
21. **EXECUTIVE TEAM REPORTS**

City of Santa Fe Springs
Regular Meetings

November 22, 2016

22. **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Janet Martinez, CMC
City Clerk

November 17, 2016

Date



City of Santa Fe Springs

City Council Meeting

November 22, 2016

NEW BUSINESS

California Senate Bill 415 "Voter Participation" and Direction Regarding Timing of Transitioning to a Statewide Election Date

RECOMMENDATION: That the City Council

- Provide direction as to the timing of transitioning general municipal elections to a statewide election date (June or November of each even-numbered year) to occur no later than November 8, 2022.

BACKGROUND

On September 1, 2015, Governor Jerry Brown signed Senate Bill No. 415 ("SB 415"), Voter Participation, into law, adding Sections 14050-14057 to the California Elections Code ("Elections Code").

The public policy behind SB 415 was to address waning civic engagement in politics as illustrated by declining voter turnout in federal, state, and municipal elections. The legislative analysis asserts that one major contributing factor to low voter turnout – the timing of elections – could be addressed by synchronizing city elections with even-year state elections and cites a Public Policy Institute of California survey of 350 California cities that found simply moving an election to be synchronized with the even state year elections can result in a 20-36 percent boost in voter turnout for municipal and other local elections. Please note that SB 415 does not apply to special elections.

In California, general law cities, like the City of Santa Fe Springs (the "City"), are obligated to conduct general and special municipal elections in accordance with the Elections Code (Sections 10101-10312). The City currently conducts its elections on the first Tuesday after the first Monday in November of each odd-numbered year, pursuant to Santa Fe Springs Ordinance No. 70 and Elections Code Section 1301. The City conducts general municipal elections for five (5) Members of Council (staggered terms), with each member serving a term of four (4) years. The most recent General Municipal Election was held on Tuesday, November 3, 2015.

SB 415 prohibits a local government, like the City of Santa Fe Springs, from holding an election other than on a statewide election date if holding an election on a non-concurrent date (i.e., election date other than November of even-numbered years), has previously resulted in a significant decrease in voter turnout. A "significant decrease in voter turnout" is defined as voter turnout for a regularly scheduled election that is at least twenty-five percent (25%) less than the average voter turnout within that city for the previous four (4) statewide general elections. In short, if a city holds its elections in an odd-numbered year and voter turnout is significantly less in comparison to statewide elections (even years), then the election date must be changed to coincide with statewide elections.



City of Santa Fe Springs

City Council Meeting

November 22, 2016

Accordingly, to determine if the City is required to consolidate with a statewide general election date, it is necessary to review the recent election voter turnout data* (as outlined in the following table).

*The data do not include the November 8, 2016 election because certified results are not available at this time.

STATEWIDE GENERAL ELECTION DATA – SANTA FE SPRINGS					
Election Date	Registered Voters	Ballots Cast	Percentage (Voter Turnout)	Average City Turnout (%) over Last Four State Elections	State Four-Year Average Less 25% (25% less than average from previous column)
November 4, 2008	8,274	6,348	76.71%		
November 2, 2010	8,929	4,325	48.44%		
November 6, 2012	9,156	5,963	65.13%		
November 4, 2014	9,769	2,528	25.88%		
Subtotal = 216.16% (Ballots/Registered=Voter Turnout)				54.04% (216.16/4)	40.53% (25% below 54.04%)
LAST GENERAL MUNICIPAL ELECTION – SANTA FE SPRINGS					
November 3, 2015	9,868	2,187	22.16% (18.37% below necessary threshold)	$(54.04 \times .25 = 13.51 - 54.04 = 40.53\%)$ $(40.53 - 22.16 = 18.37\%)$	

As the data above illustrates, the voter turnout for the City's most recent municipal election was 18.37% less than the average voter turnout (less 25%) within the City for the previous 2008, 2010, 2012, and 2014 statewide general elections. Since the City has experienced a "significant decrease in voter turnout", SB 415 will require the City to begin conducting its general municipal elections on statewide general election dates as soon as 2018. Should the City seek additional time before it transitions to statewide election dates, it may continue to hold its general municipal elections in November of odd years as long as, by January 1, 2018, the City has adopted a plan to consolidate a future general municipal election with a statewide election not later than the November 8, 2022, statewide general election [Elections Code Section 14052(b)].

Pursuant to Elections Code Section 1001, statewide election dates are recognized to occur in June and November of each even-numbered year. In discussions with the County of Los Angeles Elections Division, it was shared there is, traditionally, a significant increase in voter turnout at November statewide elections and, therefore,



City of Santa Fe Springs

City Council Meeting

November 22, 2016

not recommended for the City to consolidate with a June statewide election date. Staff is presenting the proposed election date changes based on consolidating with

November statewide elections in even-numbered years. SB 415 becomes effective January 1, 2018 and will require the City to adopt a plan to begin conducting its general municipal elections on statewide general election dates. The upcoming statewide general election dates available for consolidation are: November 6, 2018; November 3, 2020; and, November 8, 2022.

In order to accommodate the statewide election dates, cities are required to increase or decrease terms of office depending on their existing election schedule. Elections Code Section 10403.5(b) limits increases or decreases to terms of office to no more than twelve (12) months. "Twelve (12) months" is further defined as: "the period between the day upon which the term of office would otherwise have commenced and the first Tuesday after the second Monday in the 12th month before or after that day, inclusive". When the increase or decrease of terms occurs depends upon which of the three (3) general statewide election dates the City chooses to join. For the City Council's consideration, following are six (6) potential options to modify the City's General Municipal Elections to comply with the provisions of SB 415:

- Option 1. Move the November 2017 election (Three Seats) to occur in November 2018 and the November 2019 election (Two Seats) to occur in November 2020, thereby increasing current incumbent terms by one year (+12 months). Consolidation would begin with the November 6, 2018 statewide general election; or
- Option 2. Move the November 2019 election (Two Seats) to occur in November 2018 and the November 2021 election (Three Seats) to occur in November 2020, thereby decreasing future incumbent terms by one year (-12 months). Consolidation would begin with the November 6, 2018 statewide general election; or
- Option 3. Move the November 2019 election (Two Seats) to occur in November 2020, and the November 2021 election (Three Seats) to occur in November 2022; thereby increasing future incumbent terms by one year (+12 months). Consolidation would begin with the November 3, 2020 statewide general election; or
- Option 4. Move the November 2021 election (Three Seats) to occur in November 2020 and the November 2023 election (Two Seats) to occur in November 2022, thereby decreasing future incumbent terms by one year (-12 months). Consolidation would begin with the November 3, 2020 statewide general election; or
- Option 5. Move the November 2021 election (Three Seats) to occur in November 2022, and the November 2023 election (Two Seats) to occur in November 2024; thereby increasing future incumbent terms by one year (+12 months). Consolidation would begin with the November 8, 2022 statewide



City of Santa Fe Springs

City Council Meeting

November 22, 2016

general election; or

Option 6. Move the November 2023 election (Two Seats) to occur in November 2022 and the November 2025 election (Three Seats) to occur in November 2024, thereby decreasing future incumbent terms by one year (-12 months). Consolidation would begin with the November 8, 2022 statewide general election.

It should be noted that the City Council could revise any of the options above by substituting the November even year date with June of the same year. However, as mentioned above, the County Elections Division does not recommend doing so because voter turnout is generally much lower in June compared with November even year elections.

To consolidate with an upcoming statewide general election, the City would be required to adopt an ordinance changing its current election date. Elections Code Section 1301(b)(1) provides for the City Council to enact an ordinance requiring its general municipal election to be held on the same day as the statewide general election. The ordinance would become operative upon approval by the County Board of Supervisors. Per the Elections Code, in the event of consolidation, the general municipal election shall be conducted in accordance with all applicable procedural requirements pertaining to that statewide general election and shall thereafter occur in consolidation with that election. If the City adopts an ordinance, the municipal general election following the adoption of the ordinance and each municipal general election thereafter shall be conducted on the date specified by the City Council, unless the ordinance in question is later repealed by the City Council. If the date of a general municipal election is changed, at least one election shall be held before the ordinance may be subsequently repealed or amended.

Per the County Elections Division (the "Division"), no city, on a nonconcurrent calendar, currently meets the 25% requirement and all will be required to shift to statewide consolidation. The County of Los Angeles (the "County") is set to unveil a new voting system in 2020 and has expressed concern that cities transitioning to statewide elections prior to 2020 would exceed the capacity of its current optical scan voting system. As such, larger cities (e.g., City of Los Angeles has over 1.8 Million registered voters) are being asked to reserve their consolidation requests until 2020, when the new voting system will be in place. Upon discussions between City staff and the County, the Division performed a preliminary analysis of the City of Santa Fe Springs to determine if consolidation was possible prior to 2020 (i.e., 2018). Upon review, the City received the support of the Division to move forward with a consolidation request for 2018. Any request for consolidation would require approval by the County Board of Supervisors ("Board") to become operative and, if the City decides to submit its formal request for consolidation for the 2018 statewide general election, the Division has indicated they would also forward their recommendation of support to the Board.



City of Santa Fe Springs

City Council Meeting

November 22, 2016

Due to the constraints of the County's current voting system, if the City Council wishes to consolidate early (i.e., 2018), time is of the essence in submitting a request for consolidation to the County. In addition, with early consolidation, the City would not only meet optimal compliance with SB 415, but also, by synchronizing with a November statewide general election, it is anticipated that there will be less "voter fatigue" experienced with multiple year-round elections, an increase in Santa Fe Springs voter turnout, and, as the City would be consolidating with an election cycle the County already conducts, an overall reduction in shared election costs. Upon the City Council's formal decision to consolidate, and final approval by the County Board of Supervisors, staff will increase efforts to notify the residents of the upcoming change in the new general municipal election date via public outreach (i.e., public announcements at meetings, and via the City website, leaflet, cable television, and newspaper).

FISCAL IMPACT

The fiscal impacts associated with this item are unknown at this time. Election costs vary based on the number of agencies consolidating in a particular election, number of candidates, number of polling sites, etc. It is possible that election costs could decrease as more jurisdictions are required to consolidate with statewide elections.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachment(s)

SB 415

Senate Bill No. 415

CHAPTER 235

An act to add Chapter 1.7 (commencing with Section 14050) to Division 14 of the Elections Code, relating to elections.

[Approved by Governor September 1, 2015. Filed with
Secretary of State September 1, 2015.]

LEGISLATIVE COUNSEL'S DIGEST

SB 415, Hueso. Voter participation.

Existing law generally requires all state, county, municipal, district, and school district elections be held on an established election date. Existing law also establishes certain dates for statewide elections. Existing law requires any state, county, municipal, district, and school district election held on a statewide election date to be consolidated with a statewide election, except as provided.

This bill, commencing January 1, 2018, would prohibit a political subdivision, as defined, from holding an election other than on a statewide election date if holding an election on a nonconcurrent date has previously resulted in voter turnout for a regularly scheduled election in that political subdivision being at least 25% less than the average voter turnout within the political subdivision for the previous 4 statewide general elections, except as specified.

This bill would require a court to implement appropriate remedies upon a violation of this prohibition. The bill would authorize a voter who resides in a political subdivision where a violation is alleged to file an action in superior court to enforce this prohibition, and it would allow a prevailing plaintiff other than the state or political subdivision to collect a reasonable attorney's fee and litigation expenses, as provided.

The people of the State of California do enact as follows:

SECTION 1. Chapter 1.7 (commencing with Section 14050) is added to Division 14 of the Elections Code, to read:

CHAPTER 1.7. VOTER PARTICIPATION

14050. This chapter shall be known and may be cited as the California Voter Participation Rights Act.

14051. As used in this chapter:

(a) "Political subdivision" means a geographic area of representation created for the provision of government services, including, but not limited

to, a city, a school district, a community college district, or other district organized pursuant to state law.

(b) “Significant decrease in voter turnout” means the voter turnout for a regularly scheduled election in a political subdivision is at least 25 percent less than the average voter turnout within that political subdivision for the previous four statewide general elections.

(c) “Voter turnout” means the percentage of voters who are eligible to cast ballots within a given political subdivision who voted.

14052. (a) Except as provided in subdivision (b), a political subdivision shall not hold an election other than on a statewide election date if holding an election on a nonconcurrent date has previously resulted in a significant decrease in voter turnout.

(b) A political subdivision may hold an election other than on a statewide election date if, by January 1, 2018, the political subdivision has adopted a plan to consolidate a future election with a statewide election not later than the November 8, 2022, statewide general election.

14053. Upon a finding of a violation of subdivision (a) of Section 14052, the court shall implement appropriate remedies, including the imposition of concurrent election dates for future elections and the upgrade of voting equipment or systems to do so. In imposing remedies pursuant to this section, a court may also require a county board of supervisors to approve consolidation pursuant to Section 10402.5.

14054. In an action to enforce subdivision (a) of Section 14052, the court shall allow the prevailing plaintiff other than the state or political subdivision of the state, a reasonable attorney’s fee consistent with the standards established in *Serrano v. Priest* (1977) 20 Cal.3d 25, 48-49, and litigation expenses including, but not limited to, expert witness fees and expenses as part of the costs. A prevailing defendant shall not recover any costs, unless the court finds the action to be frivolous, unreasonable, or without foundation.

14055. A voter who resides in a political subdivision where a violation of subdivision (a) of Section 14052 is alleged may file an action pursuant to that section in the superior court of the county in which the political subdivision is located.

14056. This chapter does not apply to special elections.

14057. This chapter shall become operative on January 1, 2018.

FOR ITEM NO. 3A
PLEASE SEE ITEM NO. 6A

**FOR ITEM NO. 4A
PLEASE SEE ITEM NO. 6A**



City of Santa Fe Springs

Public Financing Authority Meeting

November 27, 2016

NEW BUSINESS

Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA)

RECOMMENDATION

That the Public Financing Authority receive and file the report.

BACKGROUND

The Santa Fe Springs Public Financing Authority (PFA) is a City entity that has periodically issued debt for the benefit of the Santa Fe Springs community. The following is a brief status report on the debt instruments currently outstanding that were issued through the PFA.

Water Revenue Bonds, 2005 Series A

Financing proceeds available for appropriation at 10/31/16	None
Outstanding principal at 10/31/16	\$2,140,000

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 10/31/16	None
Outstanding principal at 10/31/16	\$35,377,675

Consolidated Redevelopment Project 2007-A Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 10/31/16	None
Outstanding principal at 10/31/16	\$29,270,000

Bond Repayment

The City budget includes sufficient appropriations and adequate revenues are expected to be collected to meet the debt service obligations associated with the 2005 Water Revenue Bonds.

The former Community Development Commission (CDC) issued a number of tax allocation bonds before it was dissolved by State law effective February 1, 2012 and is administered by the City acting as Successor Agency under the oversight of the appointed Oversight Board. The Successor Agency no longer receives tax increment. Instead distributions from the Redevelopment Property Tax Trust Fund (RPTTF) are received based on approved obligations. It is anticipated that sufficient allocations from the RPTTF will continue to be made to the Successor Agency to meet ongoing debt service obligations.

Report Submitted By: Travis Hickey
Finance and Administrative Services

Date of Report: November 17, 2016

ITEM NO. 3B

Unspent Bond Proceeds

Under an approved Bond Expenditure Agreement, unspent bond proceeds of the former CDC in the amount of approximately \$19 million were transferred to the City in July 2014. The funds are to be spent in accordance with the original bond documents. The unspent proceeds continue to be a source of funding within the City's capital improvement program (CIP).

2016 Bond Refunding

In July 2016 the Successor Agency issued its 2016 Tax Allocation Refunding Bonds, which paid off several bond issuances of the former CDC. The bonds were originally issued through the Public Financing Authority and included the 2001 Series A, 2002 Series A, 2003 Series A, the current interest portion of the 2006 Series A, and 2006 Series B bond issuances.



Thaddeus McCormack
City Manager/Executive Director



City of Santa Fe Springs

Water Utility Authority Meeting

November 22, 2016

NEW BUSINESS

Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA)

RECOMMENDATION

That the Water Utility Authority receive and file the report.

BACKGROUND

The Santa Fe Springs Water Utility Authority (WUA) is a City entity that has issued debt for the benefit of the Santa Fe Springs community. The following is a brief status report on the debt instruments currently outstanding that were issued through the WUA.

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 10/31/16

None

Outstanding principal at 10/31/16

\$6,890,000

In May 2013 the Water Utility Authority issued the 2013 Water Revenue Bonds in the amount of \$6,890,000. The bonds refunded the existing 2003 Water Revenue Bonds (issued through the Public Financing Authority) and provided additional funds for water improvement projects in the amount of \$2,134,339. The funds were restricted for use on water system improvements. In August 2013 the Water Utility Authority Board appropriated the proceeds for the Equipping Water Well No. 12 Project and all proceeds were since used on this project.

The City budget includes sufficient appropriations and adequate revenues are expected to be collected to meet the debt service obligations associated with the 2013 Water Revenue Bonds.

The WUA was formed in June of 2009. Water revenue bonds issued prior to this date were issued through the City of Santa Fe Springs Public Financing Authority.


Thaddeus McCormack
City Manager/Executive Director

Report Submitted By: Travis Hickey
Finance and Administrative Services

Date of Report: November 17, 2016

ITEM NO. 4B



City of Santa Fe Springs

Water Utility Authority Meeting

November 22, 2016

NEW BUSINESS

Status Update of Water-Related Capital Improvement Projects

RECOMMENDATION

That the Water Utility Authority receive and file the report.

BACKGROUND

This report is for informational purposes only. The following is a listing of current active water projects.

New Well Siting Study, Zone 1

Currently, the City is under contract with Richard Slade and Associates (RCS) to provide a well siting study within zone no. 1. Staff are currently reviewing and providing comments on a 95% draft of the study. A completed study will provide information on potential water production well sites in zone 1.

Engineering Design Services Water Treatment System Water Well No. 12

At the July 28, 2016 City Council Meeting, Council directed staff to award a contract to Civiltec engineering inc. (Civiltec) to provide water production design services for Water Well No. 12. Currently Civiltec is 60% complete with the preliminary design for Water Well No. 12. A fully functioning water well and treatment system within zone 2 will minimize the use of costly imported surface water, and will increase the efficiency of the water distribution system.

Interstate 5 Freeway Widening Water Main Relocation for the Florence Avenue Segment (Phase II)

Tetra Tech Inc. are currently under contract with the City to design water relocation plans for the I-5 Freeway Widening, Florence Segment, Phase II. Final design plans are currently under review by staff and the Division of Drinking Water.

FISCAL IMPACT

The Water Well Siting Study for Zone 1 and for Water Well No. 12 will be funded by Capital Improvement Plan Bond Funds. The I-5 Freeway water main relocation project is funded by the State Utility Agreement.


Thaddeus McCormack
Executive Director

Attachments:

None

Report Submitted By:

Noe Negrete, Director
Department of Public Works

Date of Report: November 17, 2016

ITEM NO. 4C



City of Santa Fe Springs

City Council Meeting

November 22, 2016

APPROVAL OF MINUTES

Minutes of the October 27, 2016 Regular City Council Meeting

RECOMMENDATION

Staff recommends that the City Council:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- October 27, 2016

Staff hereby submits the minutes for Council's approval.


Thaddeus McCormack
City Manager

Attachment:

Minutes for October 27, 2016



APPROVED:

**MINUTES OF THE MEETINGS OF THE
PUBLIC FINANCE AUTHORITY, WATER UTILITY AUTHORITY,
HOUSING SUCCESSOR, SUCCESSOR AGENCY
AND CITY COUNCIL**

October 27, 2016

1. CALL TO ORDER

Mayor Moore called the meeting to order at 6:04 p.m.

2. ROLL CALL

Members present: Councilmembers/Directors: Sarno, Trujillo, and Zamora, Mayor Pro Tem/Vice Chair Rounds and Mayor Moore.

Members absent: None

Janet Martinez, City Clerk announced that the Members of the Public Financing Authority and Water Utility Authority receive \$150 for their attendance at meetings.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

Approval of Minutes

- a. Minutes of the September 22, 2016, Public Financing Authority Meeting

Recommendation: That the Public Financing Authority approve the minutes as submitted.

Monthly Reports

- b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA)

Recommendation: That the Public Financing Authority receive and file the report.

It was moved by Council Member Trujillo, seconded by Council Member Sarno, approving Item No 3A and 3B, with the amendments of the Minutes of September 22, 2016 reflecting on page 4, items No. 11 and 12, listing Council Member Sarno as recusing himself, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore

Nayes: None

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

Approval of Minutes

- a. Minutes of the September 22, 2016, Water Utility Authority Meeting

Recommendation: That the Water Utility Authority approve the minutes as submitted.

Monthly Reports

- b. Monthly Report on the Status of Debt Instruments Issued through the Water Utility Authority (WUA)

Recommendation: That the Water Utility Authority receive and file the report.

- c. Status Update of Water-Related Capital Improvement Projects

Recommendation: That the Water Utility Authority receive and file the report.

- d. Destruction of Water Well No. 1 – Award of Contract

Recommendation: That the Water Utility Authority take the following actions:

- Accept the Bids;
- Appropriate \$124,000 from the Water Capital Improvement Project (CIP) Fund (Activity No. 511-397-W716-4400) to fund the cost of the proposed contract;
- Award a contract to General Pump Company, San Dimas, California, in the amount of \$98,250.00; and
- Authorize the Mayor to execute a contract with General Pump Company.

It was moved Mayor Pro Tem Rounds seconded by Council Member Zamora, approved items 4A, 4B, 4C & 4D with the amendments of the Minutes of September 22, 2016 reflecting on page 4, items No. 11 and 12, listing Council Member Sarno as recusing himself, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore

Nayes: None

CITY COUNCIL

5. CITY MANAGER REPORT

Thaddeus McCormack, City Manager spoke in regards to the following items: meeting with interface facility center for the food distribution center for thanksgiving; continuing educational outreach program educating the public about Measure M.

CONSENT AGENDA

6.

Approval of Minutes

- a. Minutes of the September 22, 2016 City Council Meetings

Recommendation: That the City Council:

- Approve the minutes of the September 22, 2016, meetings as submitted.

It was moved by Council Member Zamora seconded by Council Member Trujillo approved the minutes of the September 22, 2016 City Council Meeting, with the amendments of the Minutes of September 22, 2016 reflecting on page 4, items No. 11 and 12, listing Council Member Sarno as recusing himself, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore

Nayes: None

NEW BUSINESS

7. Arlee Avenue Sidewalk Construction – Award of Contract

Recommendation: That the City Council:

- Accept the bids; and
- Award a contract to Elite Bobcat Services Engineering, Inc. of Corona, California in the amount of \$52,638.00.

It was moved by Council Member Sarno, seconded by Council Member Zamora, to accept the bid and award a contract to Elite Bobcat Services Engineering, Inc., by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore

Nayes: None

8. Approval of Parcel Map No. 72288 – 9010 and 9016 Norwalk Boulevard

Recommendation: That the City Council:

- Approve Parcel Map No. 72288;
- Find that Parcel Map No. 72288 together with the provisions for its design and improvement, is consistent with the City's General Plans; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 72288.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Trujillo, to approve Parcel Map No. 72288; find that Parcel Map No. 72288 together with the provisions for its design and improvement is consistent with the City's General Plans; and authorize the City Engineer and City Clerk to sign Parcel Map No. 72288, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore

Nayes: None

9. Clarke Estate Window/Door Frame Restoration - Authorization to Advertise for Construction Bids

Recommendation: That the City Council:

- Approve the Plans and Specifications; and
- Authorize the City Engineer to advertise for construction bids.

Thaddeus McCormack, City Manager requested to pull the item.

Noe Negrete, Public Works Director noted that there was portions of the project that will be looked into and see if the work can be done in-house.

10. Authorization to Purchase a Department of Fire-Rescue Command Vehicle and Related Communication Equipment

Recommendation: That the City Council:

- Approve a FY 2016-17 Community Development Block Grant allocation in the amount of \$215,036.00 and Fire and Rescue Department funds in the amount of \$2,321.32 to purchase a fire command vehicle and related communication

equipment; and

- Accept the bids for the fire command vehicle; and
- Authorize the Fire Chief to purchase the vehicle from McPeck's Dodge of Anaheim for an amount not to exceed \$129,545.00 (excluding tax); and
- Accept the bids for the fire command vehicle equipment; and
- Authorize the fire chief to purchase the fire command vehicle equipment from Motorola solutions for an amount not to exceed \$76,144.52.

It was moved by Council Member Trujillo, seconded by Council Member Zamora, to approve as staff recommended, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore

Nayes: None

Resolution No. 9531 – Establishing the City's Maximum Contribution under the Public Employees' Medical and Hospital Care Act

Recommendation: That the City Council:

- Adopt Resolution No. 9531, establishing the City's maximum contribution to medical insurance premiums under the Public Employees' Medical and Hospital Care Act.

Mayor Moore called on the City Attorney. Steve Skolnik, City Attorney announced an additional item was brought to staff's attention, which occurred after the 72 hours of posting, and required immediate action. He also noted that in order to add the item on the agenda it would require four (4) votes from the City Council.

It was moved by Council Member Zamora, seconded by Council Member Sarno to add the item to the agenda, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore

Nayes: None

Mayor Moore inquired if there was a change to the previous resolution presented to Council relating to this item.

Jose Gomez, Finance Director stated there were no changes only a revised template requested by CalPERS.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Trujillo, to adopt Resolution No. 9531, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore

Nayes: None

Mayor Moore recessed the meetings at 6:16 p.m.

Mayor Moore convened the meeting at 7:03 p.m.

11. INVOCATION

Invocation was led by Mayor Pro Tem Rounds.

12. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Youth Leadership Committee members.

13. INTRODUCTIONS

- Representative from the Chamber of Commerce: Liz Buckingham from Friendly Hills Bank and Paul Hesse from Panta Pacific.

14. ANNOUNCEMENTS

The Youth Leadership Committee Members made the following announcements:

- Haunted House Thursday October 27 to Monday October 31st, 6 to 10pm
- Halloween Fright Fest Friday October 28 from 9am to 12noon
- Halloween Carnival and Costume Parade Los Nietos Park, October 31st from 5:30pm to 9pm
- Scare Dare scheduled for Monday, October 31, 2016 9am to 11am

15. PRESENTATIONS

a. Presentation – Relay for Life

Paul Hesse from Panta Pacific and Tammy Murray a Relay for Life representative provided a brief presentation.

16. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

No appointment.

17. ORAL COMMUNICATIONS

No speakers.

18. EXECUTIVE TEAM REPORTS

- Noe Negrete, Public Works Director spoke in regards to a leak in the distribution system, leak was repaired; Groundbreaking Ceremony at Valley View Ave, Interchange project; he will be doing an I-5 Presentation; Next meeting there will be a Study Session on the Town Center Plaza improvements. He also spoke about the Hunted House, thanked departments for allowing his staff to assist.
- Wayne Morrell, Director of Planning provided a brief report on a tree removal project that will take place at the Heritage Corporate Center, such as the liquid amber and sycamore trees; Wakou USA grand opening company that produces stock for Roman Noodles and other sauces.
- Dino Torres, Director of Police Services thanked Department Heads, Mary Tovera,

Whittier Police Department for assisting with the Red Ribbon Parade.

- Brent Hayward, Fire Department thanked for the support in purchase the vehicle last week; introduced Chris Gardea, Fire Dept. staff to speak in regards to a project on the Firefighters commemorating Memorial. Stated that the first firefighter that would be commemorated would be Captain Earl Tolle, then Engineer Mike Jones, Captain Dennis Stubblefield, last Firefighter Armando Mora Jr.
- Jose Gomez, Finance Director announced that the Department of Finance has accepted the City's fee schedule that included the 93 million dollars. Within 3 to 5 years we would be able to see the money come back
- Maricela Balderas, Community Services Director, announced that last Friday the City had the Fashion Show; Dia De Los Muertos event; Halloween haunted house opening tonight, this year additional nights total of 5 days, house called Dale Huntington House of Horrors; thanked Public Works staff for helping with the haunted house.

The following comments were made by the City Council:

- Council Member Zamora congratulated staff for the red ribbon parade and putting together the haunted house in memory of Covington.
- Mayor Pro Tem Rounds inquired about the Wabba Grill and thanked staff for putting the decorations together along with the haunted house.
- Council Member Trujillo thanked staff for fashion Friday; asked Noe Negrete, Public Works Director if he will be announcing what will occur next Friday; Congratulated St. Paul for winning their first volleyball team.
- Mr. Negrete announced that they will be working with St. Paul to rename a street name by the school.
- Council Member Sarno thanked everyone for contributing towards the red ribbon parade; wished everyone a happy Halloween.

ADJOURNMENT

19. Mayor Moore adjourned the regular meetings at 7:49 p.m. to November 10, 2016 at 5:00 p.m. in memory of Thomas Chavez Jr., resident that passed away.

Richard J. Moore
Mayor

ATTEST:

Janet Martinez
City Clerk

Date



NEW BUSINESS

FY 2015-16 Preliminary Financial Year-End Review

RECOMMENDATION

That the City Council:

- Amend the Fiscal Year 2015-16 Budget to authorize the transfer of \$725,000 from the General Fund to the Prefunded Capital Projects Fund to be appropriated to a specific project(s) in the future.
- Amend the Fiscal Year 2015-16 Budget to authorize the transfer of \$725,000 from the General Fund to the Employee Benefits Internal Service Fund for the purpose of making an additional contribution to the California Employee Retirement Benefit Trust (CERBT).
- Authorize the creation of an Economic Uncertainties/Contingencies assignment of General Fund reserves and establish with an initial deposit of \$725,000.
- Direct City Staff to apply \$1,300,000 from the current year results into the unassigned General Fund Reserve account.
- Direct City Staff to increase/decrease equally the balances of items 1-3 above based on audit or other year-end adjustments which may be required.

BACKGROUND

As part of the City's annual fiscal year-end procedures, Staff compiles an "unaudited" recap of the City's actual General Fund revenues and operating expenditures compared to the final estimated budget for the year. While the figures are not final nor official, the recap is instrumental in helping Staff assess prior year expenditures and incorporate that information into future budget estimates. Staff expects to provide complete year-end audited figures as part of the full Comprehensive Annual Financial Report (CAFR) presentation to the City Council next month.

"Actual vs. Budget" Information

Although the fiscal year comes to a close each June 30th, all corresponding revenue and expenditure information is typically not fully available until late September. There is an inherent delay in receiving various revenues and invoices for payment, some of which come from the State or County.

Attached is a revenue and expenditure summary illustrating a comparison between budgeted and actual figures. Across the General Fund, the actual year-end financial information is favorable for both budgeted revenue and operating expenditure estimates. Revenues are slightly higher than anticipated and expenditures are less than the amounts budgeted. The City also received a \$3.9 million loan repayment from the Successor Agency in June 2016. In addition, approximately \$2.4 million in



City of Santa Fe Springs

City Council Meeting

November 22, 2015

transfers were made from excess funds from the 2014-15 fiscal year. These funds were included in the General Fund assigned fund balance at June 30, 2014 and, therefore, are added back to the current year activity (i.e. the transfers do not reduce the available/unassigned fund balance). All combined, this resulted in an overall increase in available funds of \$3.48 million.

Following is a brief narrative describing some of the key components in the attachment:

Revenues

Overall, General Fund revenues were approximately 0.5% higher than anticipated. At \$44.4 million, revenues exceeded the budget estimate by \$231,122. Most notably, Other Taxes (primarily Property Transfer Taxes) and Property Taxes were \$140,627 and \$93,925 higher than budgeted, respectively. Sales Taxes were also \$82,717 more than the final budget, however, at a total of \$25.5 million this was an overall decline from the previous year of over \$900,000. For the first time since inception, the Utility User's Tax (UUT) fell short of budget expectations finishing the fiscal year \$94,845 under budget at \$6.67 million. While overall revenues slightly exceeded the budget, we still saw declines year-over-year in the City's two largest revenue sources, so it is important to monitor these as a potential indicator of upcoming economic conditions. Sales tax revenues represent nearly 60% of the City's General Fund revenues while UUT accounts for approximately 15%.

Operating Expenditures

Overall, operating department expenditures totaled \$39.3 million, providing a savings of approximately \$760,254 (1.9%) compared to the budgeted figures. Although there were customary actual-to-budget departmental fluctuations, all departments (except Fire and Overhead Recovery) realized savings. The Community Services Department realized over \$379,000 through significant labor savings and higher applied revenue amounts, while the Public Works Department savings totaled approximately \$223,900. The Planning Department realized over \$190,000 through higher than anticipated building fee collections. Although the Fire-Rescue Department expenditures exceeded the final budget by approximately \$78,500 (0.5%) it should be noted that the final budget was trimmed from the mid-year budget by approximately \$733,000 from \$16.4 million to \$15.6 million. In a number of department activities the savings came from a combination of lower expenditures and sizable increases in applied revenue amounts.



City of Santa Fe Springs

City Council Meeting

November 22, 2015

Summary

Below is a summary comparing the General Funds' budgeted vs. actual year-end figures followed by a discussion of potential uses of the available balance.

	Final Budget	Actual*
Revenues (see attachment for details)	\$44,127,100	\$44,358,222
Operating Expenditures (see attach. for details)	40,054,400	39,294,146
Non-Recurring/Transfers	7,856,300	7,924,857
Total Uses	47,910,700	47,219,003
Operational Surplus/(Deficit)	\$(3,783,600)	\$(2,860,781)
Washington Blvd Loan Repayment	3,936,000	3,936,464
Available Balance After Loan Repayment	\$152,400	\$1,075,683
FY 2014-15 Balances Included in Transfers	2,399,700	2,399,700
Net Increase in Available Fund Balance	\$2,552,100	\$3,475,383

*Unaudited figures

General Fund – Available Fund Balance

The prior year's (FY 2014-15) audited financial statements reflected \$20.0 million in the General Funds' available/unassigned fund balance. For FY 2015-16, if no further action is taken by the City Council, the net increase in available fund balance of \$3.48 million would be added to the City's \$20.0 million fund balance, bringing the new total to approximately \$23.48 million.

Potential Uses for General Fund Balance

City Staff met with the Council Finance Subcommittee (Mayor Moore and Councilmember Sarno) to review the preliminary results and discuss potential uses of the funds. Given the flat revenue results, significant increases in expected pension and other benefit costs, and organizational needs going forward, the Council Subcommittee discussed a number of uses for the funds. Based on the direction from the Subcommittee the following recommendations are made with respect to the available funds from FY 2015-16:

- Make an additional \$725,000 budget allocation to the Prefunded Capital Projects Fund. The transfer would augment the funding already committed to the Fund. Staff would work through the Capital Improvement Projects (CIP) Subcommittee to appropriate the funds to a specific project or projects. The

Report Submitted By: Jose Gomez / Travis Hickey
Finance and Administrative Services

Date of Report: November 17, 2016

ITEM NO. 7



City of Santa Fe Springs

City Council Meeting

November 22, 2015

transfer, if approved, would not commit the funds to any specific project at this time.

- Make an additional \$725,000 contribution to the City's Other Post Employment Benefit (OPEB) Trust. The City already budgets approximately \$1.4 million per year towards this effort that sets aside and invests funds for employee post-retirement medical insurance benefits. Any additional contribution would further reduce the City's long-term unfunded liability, currently approximately \$49 million. Additional contributions of \$1.2 million and \$600,000 were made in the two prior fiscal years, respectively, and have brought the plan's funded status (percent of the liability that is funded) from 6.3% at 6/30/13 to approximately 18.4% at 6/30/16. As of 9/30/16, the City maintains approximately \$11.3 million in assets in the Trust.
- Create a new assigned fund balance category in the amount of \$725,000. The new assigned fund balance would be set aside for economic uncertainties and contingencies. Although the City experienced a slightly positive budget to actual results, the future economic well-being is still uncertain. Revenues have generally been flat and have even declined in the two largest sources of Sales Tax and UUT Tax. A significant portion of the City's budget is labor related. Pension costs continue to increase at a rate far exceeding revenue growth due to a number of factors including, assumption changes by PERS, poor investment performance, and a changing workforce which now has more retirees than active employees. OPEB costs also continue to rise as the City catches up to 100% funding of the actuarial determined costs. The overall unfunded pension and OPEB liabilities total approximately \$148 million which translates into increasingly higher rates which are spread across a reducing workforce. For these reasons, and in anticipation of years in the near future where operating expenditures are expected to exceed revenues, the creation of this assignment of fund balance will create a reserve of funds specifically dedicated to help offset the gap between revenues and expenditures. The reserves would only be accessed through action of the City Council, either during the budget adoption process or as a stand-alone action outside of the budget adoption.
- Add \$1.3 million to the General Fund available/unassigned fund balance. Added to the beginning balance of \$20.0 million, this would bring the ending balance to \$21.3 million or approximately 38% of operating expenditures plus the base CIP allocation.
- Divide any increase or decrease in the estimated figures presented here equally between the first three items noted above. The figures presented are unaudited and subject to change as the audit is performed and additional



City of Santa Fe Springs

City Council Meeting

November 22, 2015

entries are recorded. To the extent the figures above are adjusted during the audit process the net change in the actual balances from the estimated figures here should be divided equally between the first three uses presented here.

The adjustments above are consistent with City Council policy to use one-time funds for one-time purposes and not ongoing operations.

Thaddeus McCormack
City Manager

Attachment:

FY 2015-16 Budget to Actual Summary Report - Unaudited

Final FY 2015-16 Budget to Actual Summary (General Fund) - Unaudited

Revenues

Type	Final Budget	Actual	Variance: Actual vs. Final Favorable / (Unfavorable)	
			\$	%
Sales Tax	\$ 25,436,000	\$ 25,518,717	\$ 82,717	0.3%
Utility Users Tax	6,764,000	6,669,155	(94,845)	-1.4%
Franchise Tax	2,885,000	2,888,135	3,135	0.1%
Property Tax	2,966,000	3,059,925	93,925	3.2%
Motor Vehicle In Lieu Tax	1,716,000	1,716,181	181	0.0%
Other Taxes	1,724,000	1,864,627	140,627	8.2%
Use of Money, Property, & Other	2,636,100	2,641,481	5,381	0.2%
Total Revenues	44,127,100	44,358,222	231,122	0.5%

Expenditures (Operating Departments)

Department/Activity	Final Budget	Actual	Variance: Actual vs. Final Favorable / (Unfavorable)	
			\$	%
General Government	\$ 2,713,700	\$ 2,689,062	\$ 24,638	0.9%
Finance and Admin Svcs.	2,972,400	2,942,732	29,668	1.0%
Police	9,996,700	9,926,639	70,061	0.7%
Fire-Rescue	15,617,600	15,696,116	(78,516)	-0.5%
Planning and Development	(36,800)	(229,377)	192,577	523.3%
Public Works				
Engineering	488,700	352,388	136,312	27.9%
Maintenance	6,025,400	5,937,828	87,572	1.5%
Subtotal	6,514,100	6,290,216	223,884	3.4%
Community Services				
Parks and Recreation	1,826,600	1,677,306	149,294	8.2%
Library & Cultural Services	1,518,200	1,509,708	8,492	0.6%
Family & Human Services	1,678,200	1,456,797	221,403	13.2%
Subtotal	5,023,000	4,643,810	379,190	7.5%
Overhead Recovery *	(2,746,300)	(2,665,053)	(81,247)	-3.0%
Total Operating Expenditures	\$ 40,054,400	\$ 39,294,146	\$ 760,254	1.9%

* In the budget document, overhead recovery is included within the Finance & Admin. Services Dept.

Final FY 2015-16 Budget to Actual Summary (General Fund) - Unaudited

Other Sources and Uses

Type	Final		Variance: Actual vs. Final		
	Budget	Actual	Favorable / (Unfavorable)		
	\$		\$		%
Total Non-Recurring/Transfers	\$ 7,856,300	\$ 7,924,857	\$ (68,557)		-0.9%
Total Before One-Time Sources	\$ (3,783,600)	\$ (2,860,781)	922,819		24.4%
Washington Blvd. Loan Repayment	\$ 3,936,000	\$ 3,936,464	\$ 464		0.0%
Available Balance After One-Time Sources	\$ 152,400	\$ 1,075,683	923,283		605.8%
FY 2014-15 Balances Included in Transfers	\$ 2,399,700	\$ 2,399,700	\$ -		0.0%
Net Increase in Available Fund Balance	\$ 2,552,100	\$ 3,475,383	\$ 923,283		36.2%



City of Santa Fe Springs

City Council Meeting

November 22, 2016

NEW BUSINESS

Authorization to Purchase Replacement Hurst "Jaws of Life" Extrication Equipment for the Department of Fire-Rescue.

RECOMMENDATIONS:

That the City Council authorize the Fire Chief to purchase Hurst "Jaws of Life" extrication equipment from LN Curtis for an amount not to exceed \$33,432.48

BACKGROUND

Hurst Jaws of Life rescue systems have been instrumental in saving thousands of lives throughout their 30-year history. The Hurst rescue system was originally developed for the extrication of race car drivers, but has evolved to become the preferred rescue tool carried by over 35,000 fire departments throughout the world.

The Department of Fire-Rescue has carried this equipment for over 30 years and have extricated countless victims involved in vehicle and industrial accidents in the City of Santa Fe Springs.

Currently, the Department's frontline Hurst tools equipment is over 10 years old and in need of replacement. The equipment is hydraulically operated and includes a power unit, stainless hydraulic lines, and three tools that include a cutter, spreader, and hydraulic ram. It generally takes a minimum of two firefighters to set up and operate the equipment.

Hurst has introduced a new line of extrication equipment called e-Draulic extrication tools that are operated 100% through battery power. This eliminates the need for a power unit and stainless steel hoses to operate.

Advantages of the new e-Draulic tools include the following:

- Equipment is ready to operate immediately at the emergency scene
- Generally, each tool can be operated by one firefighter (leaving more fire-rescue personnel available to treat injured people at an emergency scene).
- Greater cutting, spreading and pulling forces when compared to current tools
- No limit on the tools distance range (due to elimination of hydraulic hoses)
- Independence of tool operation from one another and at the same time
- Lower maintenance costs
- Environmentally-friendly (no need for a power unit)

A comparison of the current tool specifications and the proposed tool specifications is attached.

Report Submitted By: Fire Chief Michael Crook
Department of Fire-Rescue

Date of Report: November 17, 2016

ITEM NO. 8



City of Santa Fe Springs

City Council Meeting

November 22, 2016

LN Curtis is the sole authorized dealer for sales, service and maintenance of all Hurst Jaws of Life rescue equipment and accessories for the State of California. A sole source confirmation letter is attached.

Proposed e-Draulic Hurst Equipment

Hurst S700E Cutter Package	\$10,197.00
Hurst SP333E2 Spreader Package	\$10,935.00
Hurst R421E e-Draulic Ram	\$ 7,965.00
Hurst Battery Bank Charger	\$ 1,575.00
Sales Tax 9%	\$ 2,760.48
Total	\$33,432.48

FISCAL IMPACT

Funding for the proposed new e-Draulic Hurst Equipment was approved in the FY 2016-17 Department of Fire-Rescue Budget.


Thaddeus McCormack
City Manager

Attachment(s)

Hurst "Jaws of Life" Tool Specification Sheet
2007 Sole Source Letter



Comparison of Tools

<u>Current Tools</u>	<u>New e -Draulic Tools</u>
MOC II Cutters – Weight: 49.19 LBS Cutter Opening: 7.20 inches Cutting Force: 152,000 LBS	Cutters: 49 LBS Opening: 7.6 inches Force: 186,000 LBS
Defender Spreaders - Weight: 49 LBS Opening: 28.3 inches Spreading Force: 35,000 LBS Pulling Force: 9,000 LBS	Weight: 44.1 LBS Opening: 28.7 Spreading Force: 147,924 LBS Pulling Force: 13,039 LBS
Telescoping Ram – Weight: 24.4 LBS Max Force: 15,321 LBS Extended Length: 36 inches	Weight: 41.9 LBS Max Force: 28,000 LBS Extended Length: 53 inches

. eDRAULIC makes it possible to operate high-performance cutters, spreaders and rescue cylinders using electrical power – with full hydraulic force! Power units, hoses and hose reels are no longer needed. Eliminating the power plant means one less engine that will need maintenance and fuel. This will also increase the space in the compartment where the hydraulic tools are now kept.

The e-Draulic tools operate at a higher force to cut and spread the new harder and stronger materials of the automobile manufacturers.

With the e-Draulic tools, the need for supply hose is eliminated, therefore making the range away from the rig unlimited. Currently we have a max distance of 125 feet without having to disconnect and relocating the power plant. These new tools can also be used in a confined space rescue.

Lastly, the new e-Draulic tools are environmentally friendly



2007 SOLE SOURCE LETTER

To Whom It May Concern:

This letter will certify that L. N. CURTIS & SONS is the sole authorized dealer for sales, service and maintenance of all Hurst Jaws of Life® rescue equipment and accessories for the States of Alaska, Arizona, California, Hawaii, Idaho, Montana, Nevada, Oregon, Utah, Washington and Wyoming.

L. N. CURTIS & SONS.
1800 Peralta St.
Oakland, CA 94607
1-800-443-3556
Fax: 510-839-5325
Phone: 510-839-5111
www.lncurtis.com

Hurst Jaws of Life® and related products are life-saving equipment that requires factory trained personnel that understand the application of the equipment, its safe use, and the proper operation and service methodology. The personnel at L. N. Curtis & Sons. have made the required commitment to training and product knowledge that will ensure you receive the best in product knowledge, service and sales support in the rescue tool industry.

L. N. Curtis & Sons is committed to selling quality products to those that save lives on a daily basis and we have chosen them as our only source of distribution in your area because of their dedication and professionalism. We are confident you will be treated fairly and will be satisfied with the service they provide.

Thank you for your interest in Hurst and feel free to contact us at 1-800-537-2659 or 704-487-6961 should you have any further questions.

Sincerely,

William Simmons
Vice President, Sales & Marketing, Rescue
Hurst Jaws of Life Products®



CONSENT CALENDAR

Quarterly Treasurer's Report of Investments for the Quarter Ended September 30, 2016.

RECOMMENDATION

That the City Council receive and file the report.

BACKGROUND

After a review of the City's investment policy in June 2015 by the City Council Finance Subcommittee, consisting of Mayor Moore and Councilmember Sarno, the City Council directed Staff to engage the services of a professional investment advisor. The City retained PFM Asset Management LLC ("PFMAM") to manage the City's portfolio. In January 2016 the City moved \$20.8 million in reserve funds to an account managed by PFMAM.

An update of the City's investment performance was presented to the Council in August 2016 and PFMAM will continue to update the Council Finance Subcommittee and Staff on a quarterly basis going forward. On November 7, 2016, Ms. Sarah Meacham, a Director with PFMAM along with her staff, provided a presentation to the Subcommittee with a detailed review of the results of the portfolio for the quarter ended September 30, 2016. It also included a discussion of the investment strategies and policies which govern the City's portfolio and general market conditions. The detailed report is attached to this Treasurer's Report.

CITY INVESTMENT PORTFOLIO

The City's managed portfolio generated interest income in the amount of \$92,923, or approximately 1.8% on an annualized basis, for the most recent quarter. The interest income represents actual cash receipts received by the City.

When looking at the City's managed investment account, the overall performance, as expressed in a "yield" and "total return," is also presented. The yield is a forward-looking measurement which shows the income and dividends on the investments to be expected in the future based on current holdings, expressed as an annual rate of return. The City's yield (at market value) at September 30, 2016 was 1.07%.

Total return on the other hand, is a backward-looking measurement focused on not only interest earned, but also realized and unrealized gains/losses. Realized gains/losses result from selling a security at a price higher or lower than was actually paid to purchase it. Unrealized gains/losses result from market value increases and decreases in security values for securities which are still held in the portfolio.



City of Santa Fe Springs

City Council Meeting

November 22, 2016

Of particular importance to the City's portfolio is the inverse relationship between yield and market value. In general, when yields go up, market values go down, and vice versa. For example, if the City is holding a bond which pays 1.0% and the market yield increases to 1.1% the market value of the City's 1.0% security will decline so that an investor purchasing the security would pay a price below face value which would cause the security to yield 1.1% even though it only pays 1.0%. The City generally experienced a falling yield market through June 30, 2016 which resulted in substantial unrealized gains. The trend reversed somewhat in the most recent quarter with yields rising and market values declining.

The City's portfolio performance is generally evaluated based on the total return compared against a target benchmark. The Council Finance Subcommittee, in consultation with Staff and PFMAM, selected the 1-5 Year U.S. Treasury Index as the most appropriate benchmark. The total return for the City's portfolio for the quarter ended September 30, 2016 was a negative 0.06% while the benchmark total return was a negative 0.19%. The City's overall portfolio performance then, was .13% better than the benchmark.

It is important to point out that the negative total return includes unrealized gains and losses (i.e. changes in market value) for the securities held. The securities continue to pay regular interest payments at the coupon rates. The City would also receive the full principal value on the security if it is held until maturity. Typically, the City would expect to hold securities for the long-term and would rarely have a realized loss from selling a security below market value, although it is possible, if the portfolio manager determines that selling a security at a loss is better for the long-term than continuing to hold on to it.

Aside from the PFMAM managed portfolio, the only other investments held by the City are the Local Agency Investment Fund ("LAIF"), a pooled investment fund managed by the California State Controller, and the First American Treasury Obligations Fund, a U.S. Treasury money market fund ("MMF") used by the City's bond trustee. LAIF returned an annualized rate of .60% for the quarter while the MMF returned 0%, not uncommon with treasury money market funds. The LAIF accounts returned a total of \$61,156 in interest income.

The attached Treasurer's Report contains all investments under the control of the City. The investments are summarized as follows:

Pooled Cash and Investments	\$48.1 million
Successor Agency Unspent Bonds	18.1 million
Bonds Reserves and Debt Service	<u>12.5 million</u>
Total Investments	\$78.7 million



City of Santa Fe Springs

City Council Meeting

November 22, 2016

Pooled cash and investments consist of the PFMAM managed account and LAIF. The Successor Agency unspent bonds are held in LAIF and are the source of funds for ongoing capital improvement projects.

The bond reserves and debt service funds consist of the MMF and LAIF accounts held, as required, by the City's third party trustee, U.S. Bank. These funds are primarily debt service reserves for bond issuances of the water utility, the former Community Development Commission, and the Heritage Springs Assessment District. The balance at September 30, 2016 was down from the prior quarter by approximately \$12.8 million primarily due to scheduled debt service payments made during the quarter which were on deposit as of June 30, 2016.

The bond funds also experienced significant activity in July 2016 with the refunding of most of the bonds of the former redevelopment agency. The refunding resulted in the release of reserve funds as well as significant shifts between the various accounts held by the trustee. The refunding did not result in additional funds available for spending on capital projects, but will result in debt service savings over the life of the debt, increasing the available property tax allocations to the City and other taxing entities.

Staff is working with Ms. Meacham to investigate the ability of the City to invest any of the bond reserves in higher yielding investments and to determine if sufficient liquidity exists within the pooled investments to allow for additional deposits to the managed account. Staff will continue to work with the Finance Subcommittee to review any proposed changes to the portfolio make up.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack", is positioned above the printed name.

Thaddeus McCormack
City Manager

Attachment:

Treasurer's Report of Investments (Quarter Ended September 30, 2016)

PFMAM Investment Performance Review (Quarter Ended September 30, 2016)

**CITY OF SANTA FE SPRINGS
TREASURER'S REPORT OF INVESTMENTS
QUARTER ENDED SEPTEMBER 30, 2016**

DESCRIPTION	BEGINNING BALANCE	DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES	ENDING BALANCE	MARKET VALUE	QUARTERLY INVESTMENT EARNINGS	ANNUAL YIELD
POOLED INVESTMENTS:							
PFM MANAGED PORTFOLIO (1)							
See attached report prepared by PFM Asset Management							
LOCAL AGENCY INVESTMENT FUND	25,552,822.51	12,424,693.47	10,900,000.00	27,077,515.98	27,085,802.57	24,693.47	0.60%
CERTIFICATES OF DEPOSIT							
Preferred Bank (2)	240,000.00	4,386.00	244,386.00	-	-	4,386.00	0.90%
SUBTOTAL POOLED INVESTMENTS	25,792,822.51	12,429,079.47	11,144,386.00	27,077,515.98	27,085,802.57	29,079.47	
SUCCESSOR AGENCY BOND FUNDS (3):							
LOCAL AGENCY INVESTMENT FUND	18,023,318.57	24,520.34		18,047,838.91	18,053,362.13	24,520.34	0.60%
SUCCESSOR AGENCY FUNDS:							
LOCAL AGENCY INVESTMENT FUND	403.33	0.55		403.88	404.00	0.55	0.60%
INVESTMENTS HELD BY FISCAL AGENT (4):							
U.S. BANK CORPORATE TRUST MONEY MARKET FUNDS:							
First American Treasury Obligations Fund Class D:							
City of Santa Fe Springs	816,694.20	-	-	816,694.20	816,694.20	-	0.00%
Successor Agency	13,912,682.54	107,263.84	12,960,288.15	1,059,658.23	1,059,658.23	-	0.00%
Heritage Springs Assessment District	207,389.77	117,516.25	117,516.25	207,389.77	207,389.77	-	0.00%
Subtotal First American Treasury Obligations Fund Class D	14,936,766.51	224,780.09	13,077,804.40	2,083,742.20	2,083,742.20	-	
Local Agency Investment Fund							
Successor Agency	10,356,834.86	14,090.25		10,370,925.11	10,374,098.94	11,941.27	0.60%
SUBTOTAL INVESTMENTS HELD BY FISCAL AGENT (U.S. BANK)	25,293,601.37	238,870.34	13,077,804.40	12,454,667.31	12,457,841.14	11,941.27	
TOTAL INVESTMENTS (5)	\$ 69,110,145.78	\$ 12,692,470.70	\$ 24,222,190.40	\$ 57,580,426.08	\$ 57,597,409.84	\$ 65,541.63	

Notes:

- (1) PFM, the City's investment manager, prepares a detailed analysis of the managed portfolio.
- (2) The certificates of deposit were purchased on 9/9/14 and matured on 9/9/16.
- (3) Unspent bond proceeds of the former redevelopment agency to be used for ongoing capital improvement projects.
- (4) Fiscal agent accounts are held by U.S. Bank as Trustee for debt service reserves and payment of bond principal and interest.
- (5) Does not include the funds managed by PFM Asset Management

CERTIFICATION:

The investment transactions are in compliance with the investment policy approved by the City Council.
There is sufficient liquidity within the portfolio to meet all anticipated expenditures for the next six months.


JOSE GOMEZ, CITY TREASURER



PFM Asset Management LLC

CITY OF SANTA FE SPRINGS

Investment Performance Review For the Quarter Ended September 30, 2016

Client Management Team

Sarah Meacham, Director

PFM Asset Management LLC

601 South Figueroa, Suite 4500
Los Angeles, CA 90017
213-489-4075

One Keystone Plaza, Suite 300
Harrisburg, PA 17101-2044
717-232-2723

Market Update

Summary

- The volatile effects of Britain's Brexit vote to leave the European Union (EU) quickly dissipated at the beginning of the third quarter as investors concluded that any effects could take up to two years to play out. Investors turned their focus back to fundamental economic factors, such as growth, inflation, and the timing of future rate hikes by the Federal Reserve (Fed).
- The Fed left rates unchanged at its third quarter meetings and lowered rate expectations in September. Given the upcoming U.S. presidential election, the market expects no action at the Fed's November meeting, but holds roughly a 60% chance of a rate hike in December.
- Other central banks continued to implement accommodative monetary policy. The European Central Bank (ECB) kept its benchmark interest rate near 0% and continued its 80-billion-euro monthly bond-buying program. Meanwhile, the Bank of Japan (BoJ) introduced two policies: one keeps 10-year Japanese government bond yields near zero percent; the other expands money supply until inflation remains above the 2% target. The Bank of England (BoE) joined the easing by cutting its interest rate to 0.25% from 0.50% and enacting a bond purchase program to the tune of 10 billion pounds a month.

Economic Snapshot

- The U.S. economy continued to grow at a slow but steady pace. Consumers drove growth in the first half of the year, while business investment lagged. The labor market remained strong, with the unemployment rate remaining below 5% throughout most of the third quarter. The housing market was arguably the economy's strongest sector as home sales rose to levels not seen since before the 2008 financial crisis.
- U.S. gross domestic product (GDP) grew at a 1.4% rate in the second quarter, a modest rebound from the first quarter's 0.8% rate. Consumer spending drove growth in the second quarter, contributing the most to GDP since 2014, while weakness in business investment detracted the most since 2009. Economic growth is expected to rebound in the third quarter to between 2.5% and 3%.
- The unemployment rate ticked up to 5.0% by the end of the third quarter, as the pace of hiring aligned with the pace of economic growth. September's modest addition of 156,000 jobs rounded out a quarter that added 575,000 jobs, the most jobs added since the first quarter of 2016.

Weekly unemployment filings continued to fall to levels not seen since the early 1970s, while job openings reached record levels. Both were positive indications of labor market strength.

- Inflation pressures firmed slightly over the third quarter as the personal consumption expenditure (PCE) price index, the Fed's favored inflation metric, rose 1.7% for the year ended August 31. Housing and medical costs continued to rise. Average hourly earnings, an important measure of wages in the manufacturing sector, grew 2.6% over the 12 months ended September, the 19th consecutive month of greater than 2% year-over-year (YoY) growth.

Interest Rates

- Interest rates rose significantly in the third quarter, reversing second-quarter declines spurred by Brexit. Short-term yields led the rise, as expectations rebounded for a Fed rate hike this year, slightly flattening the yield curve. The two-year Treasury yield climbed 18 basis points (bps), while the yield on the 10-year Treasury rose 12 bps.
- In the money market space, shorter-term Treasury yields rebounded from their second-quarter compression. Short-term credit instruments, like commercial paper and negotiable bank certificates of deposit (CDs), continued to offer significant added income as yields remained elevated ahead of the Securities and Exchange Commission's money market reform effective October 14.

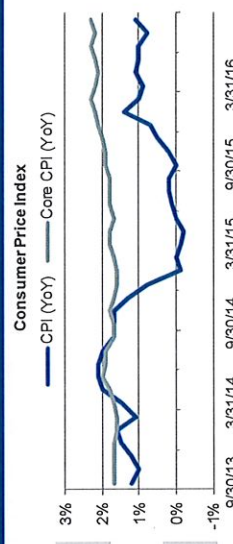
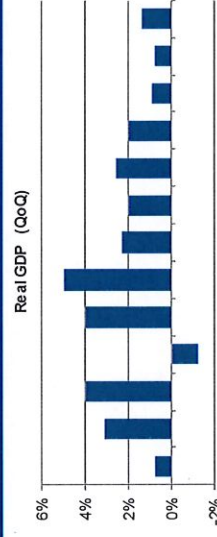
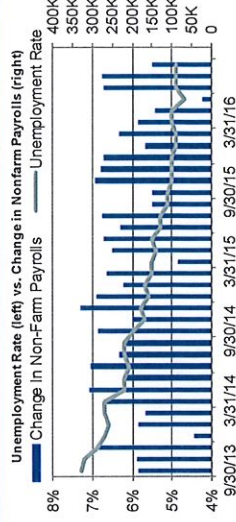
Sector Performance

- Returns declined for U.S. Treasury indexes for the third quarter as yields rose, decreasing market values. The declines offset second quarter gains. Shorter maturity issues outperformed longer maturities.
- Non-callable federal agency spreads drifted tighter during the quarter, leading to the sector's modest outperformance relative to comparable-maturity Treasuries.
- Corporate yield spreads tightened throughout most of the third quarter, reaching their lowest levels of the year, as Brexit fears abated and investors' search for yield continued. The sector once again outperformed Treasuries.
- Mortgage-backed (MBS) and asset-backed securities (ABS) outperformed Treasuries for the first quarter this year as rising interest rates decreased prepayment risk.

QUARTERLY MARKET SUMMARY

Economic Snapshot

Labor Market		Latest	Jun 2016	Sep 2015
Unemployment Rate	Aug'16	4.9%	4.9%	5.1%
Change In Non-Farm Payrolls	Aug'16	151,000	271,000	149,000
Average Hourly Earnings (YoY)	Aug'16	2.4%	2.6%	2.4%
Personal Income (YoY)	Aug'16	3.1%	3.1%	4.0%
Initial Jobless Claims (week)	9/23/16	254,000	270,000	277,000
Growth				
Real GDP (QoQ SAAR)	2016Q2	1.4%	0.8% ¹	2.6% ²
GDP Personal Consumption (QoQ SAAR)	2016Q2	4.3%	1.6% ¹	2.9% ²
Retail Sales (YoY)	Aug'16	1.9%	2.8%	2.1%
ISM Manufacturing Survey (month)	Aug'16	49.4	53.2	50.0
Existing Home Sales SAAR (month)	Aug'16	5.33 mil.	5.57 mil.	5.44 mil.
Inflation / Prices				
Personal Consumption Expenditures (YoY)	Aug'16	1.0%	0.9%	0.2%
Consumer Price Index (YoY)	Aug'16	1.1%	1.0%	0.0%
Consumer Price Index Core (YoY)	Aug'16	2.3%	2.3%	1.9%
Crude Oil Futures (WTI, per barrel)	Sep 30	\$48.24	\$48.33	\$45.09
Gold Futures (oz.)	Sep 30	\$1,313	\$1,321	\$1,116



1. Data as of Fourth Quarter 2015

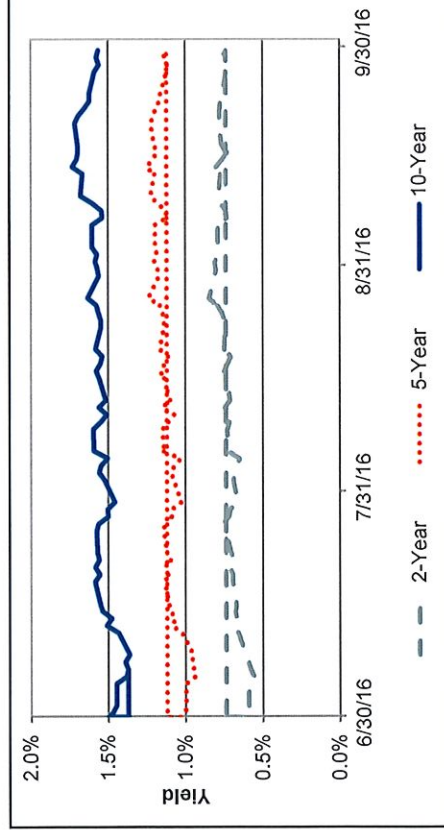
2. Data as of First Quarter 2015

Note: YoY = year over year, QoQ = quarter over quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil

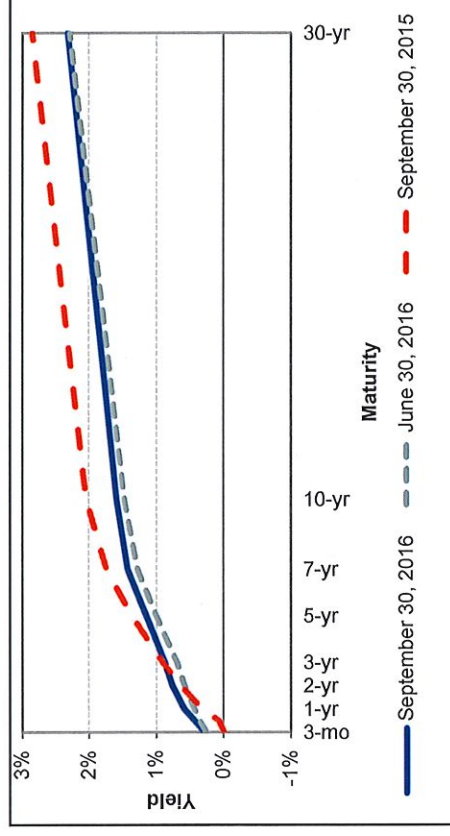
QUARTERLY MARKET SUMMARY

Interest Rate Overview

U.S. Treasury Note Yields



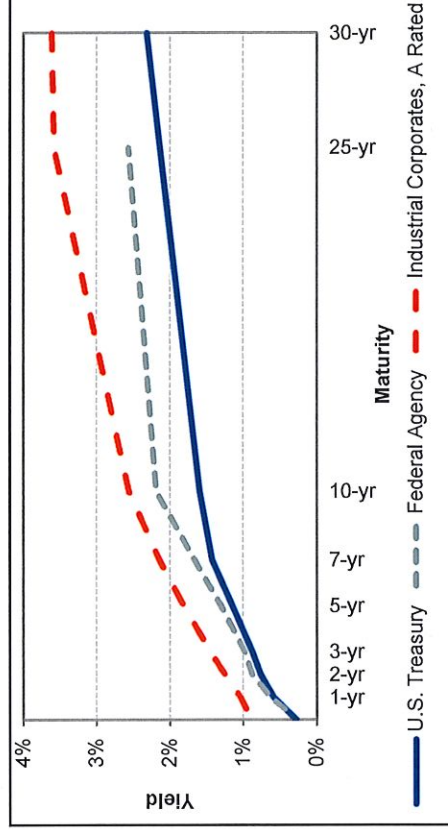
U.S. Treasury Yield Curve



U.S. Treasury Yields

Maturity	9/30/16	6/30/16	Change over Quarter	9/30/15	Change over Year
3-month	0.28%	0.26%	0.02%	(0.02%)	0.30%
1-year	0.59%	0.44%	0.15%	0.31%	0.28%
2-year	0.76%	0.58%	0.18%	0.63%	0.13%
5-year	1.15%	1.00%	0.15%	1.36%	(0.21%)
10-year	1.60%	1.47%	0.13%	2.04%	(0.44%)
30-year	2.32%	2.29%	0.03%	2.85%	(0.53%)

Yield Curves as of 9/30/2016



Source: Bloomberg

QUARTERLY MARKET SUMMARY

BofA Merrill Lynch Index Returns

		Returns for Periods ended 9/30/16				
		As of 9/30/16				
		Duration	Yield	3 Month	1 Year	3 Years
1-3 Year Indices						
U.S. Treasury		1.90	0.78%	(0.11%)	0.88%	0.85%
Federal Agency		1.69	0.90%	0.03%	0.94%	0.95%
U.S. Corporates, A-AAA rated		1.90	1.48%	0.17%	2.04%	1.60%
Agency MBS (0 to 3 years)		2.22	1.40%	0.29%	2.43%	1.67%
Taxable Municipals		1.99	1.95%	0.56%	3.44%	2.71%
1-5 Year Indices						
U.S. Treasury		2.73	0.90%	(0.19%)	1.52%	1.43%
Federal Agency		2.14	0.98%	0.00%	1.36%	1.41%
U.S. Corporates, A-AAA rated		2.76	1.66%	0.30%	3.01%	2.44%
Agency MBS (0 to 5 years)		3.29	1.81%	0.61%	3.29%	2.91%
Taxable Municipals		2.64	1.90%	0.52%	4.16%	3.64%
Master Indices (Maturities 1 Year or Greater)						
U.S. Treasury		6.59	1.28%	(0.33%)	4.33%	3.70%
Federal Agency		3.90	1.27%	0.13%	2.98%	2.82%
U.S. Corporates, A-AAA rated		7.16	2.46%	0.89%	7.52%	5.38%
Agency MBS (0 to 30 years)		3.49	1.90%	0.61%	3.66%	3.57%
Taxable Municipals		4.09	2.43%	0.09%	5.53%	5.19%

Returns for periods greater than one year are annualized.

Source: BofA Merrill Lynch Indices.

QUARTERLY MARKET SUMMARY

Disclosures

The views expressed within this material constitute the perspective and judgment of PFM Asset Management LLC (PFMAM) at the time of distribution and are subject to change. Information is obtained from sources generally believed to be reliable and available to the public; however, PFMAM cannot guarantee its accuracy, completeness, or suitability. This material is for general information purposes only and is not intended to provide specific advice or recommendation. The information contained in this report is not an offer to purchase or sell any securities. PFMAM is registered with the Securities and Exchange Commission under the Investment Advisers Act of 1940. PFMAM's clients are state and local governments, non-profit corporations, pension funds, and similar institutional investors. www.pfm.com

© 2016 PFM Asset Management LLC. Further distribution is not permitted without prior written consent.



Investment Performance Review

- Yields drifted modestly higher during the third quarter as early-quarter Brexit fears faded and U.S. economic data rebounded, resulting in negative returns. The return of the City's portfolio was 0.13% higher than the benchmark's return. The City had interest earnings of \$92,923.
- We generally maintained the portfolio's duration and maturity distribution comparable to that of the benchmark to reduce potential performance mismatches given the uncertain rate environment.
- We continued to trade out of U.S. Treasuries into agencies where additional yield pickup was available. While federal agency yields continued to move in tandem with U.S. Treasury yields, the slight decrease in the difference between federal agency yields and U.S. Treasury yields led to modest outperformance for federal agency bonds and increased year-to-date gains.
- We only slightly increased the portfolio's allocation to corporates, as some measures of value began to raise questions regarding how much higher prices could increase, especially for issuers in the industrial sector.
- We participated in a new asset-backed security (ABS) issue. This AAA-rated tranche of a high quality structure offered good value, added to returns and further diversified the portfolio.
- We held an allocation of mortgage-backed securities (MBS). Gradually rising interest rates slowed MBS prepayments and resulted in the sector strongly outperforming Treasuries for the quarter.

- We will continue to monitor incoming economic data to assess and confirm the prospect for a Fed rate hike by year-end. In the near-term, the upcoming U.S. Presidential election could be a source of market volatility.
- Yields remain linked to expectations for the U.S. economy and Federal Reserve policymakers. A potential rate hike in December could push yields modestly higher. But, global yields remain remarkably low, in some cases negative, which could limit any market move in the U.S.
- There is slightly less value in the federal agency sector at the beginning of the fourth quarter. New issues are expected to continue offering opportunities to capture incremental yield over comparable-maturity Treasuries.
- We plan to keep the duration and maturity distribution of the portfolio generally in line with the distribution of the benchmark, except where shifting to short-term credit securities offers better value.
- Our strategy continues to favor broad allocation to various credit sectors, including corporate notes, negotiable bank CDs, and asset-backed securities (ABS).
- We believe the best opportunities in the corporate sector are currently with issuers in the financial industry, where capital is strong and valuations are fair. We are monitoring industrial issues, where valuations are generally high and may not align with fundamentals, which are being pressured lower by increased borrowing.
- We will continue to evaluate the ABS and MBS sectors, purchasing those issues we believe are well structured and offer adequate yield spreads, providing further portfolio diversification when prudently seeking incremental return.

For the Quarter Ended September 30, 2016
Sector Allocation and Compliance

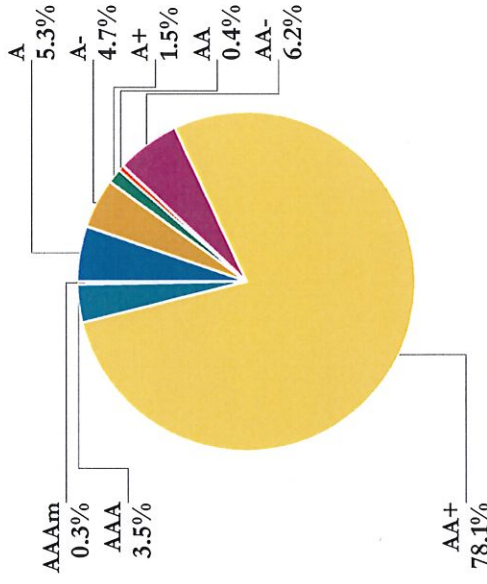
CITY OF SANTA FE SPRINGS

Security Type	Market Value as of September 30, 2016	Percentage of Portfolio	% Change vs. 6/30/16	Permitted by Policy	In Compliance
U.S. Treasury	\$5,215,593	25%	-9%	100%	✓
Federal Agencies	\$10,889,357	51%	+7%	100%	✓
Federal Agency CMOs	\$368,901	2%	-	100%	✓
Supranationals	\$581,899	3%	-	30%	✓
Negotiable CDs	\$306,758	1%	-	30%	✓
Corporate Notes	\$3,501,083	17%	+2%	30%	✓
Asset-Backed Securities	\$165,632	1%	+1%	20%	✓
PFM Funds	\$53,846	<1%	-1%	20%	✓
Totals	\$21,083,069	100%			

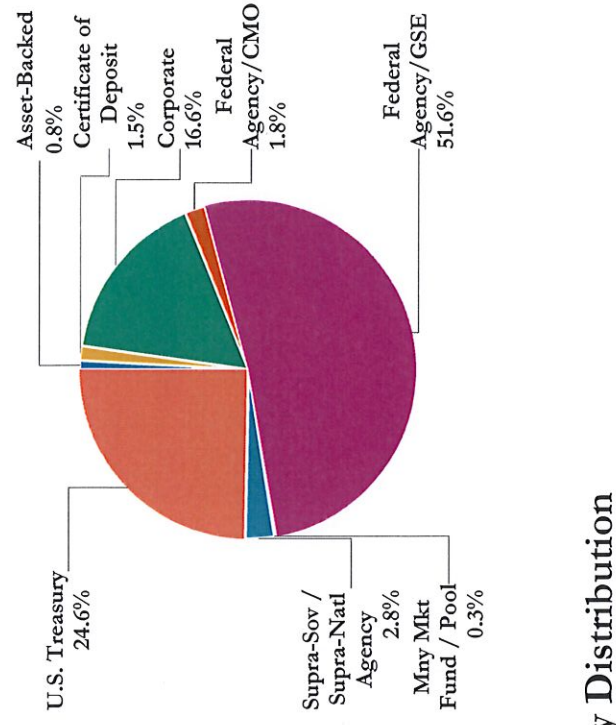
Notes:

1. End of quarter trade-date market values of portfolio holdings include accrued interest.

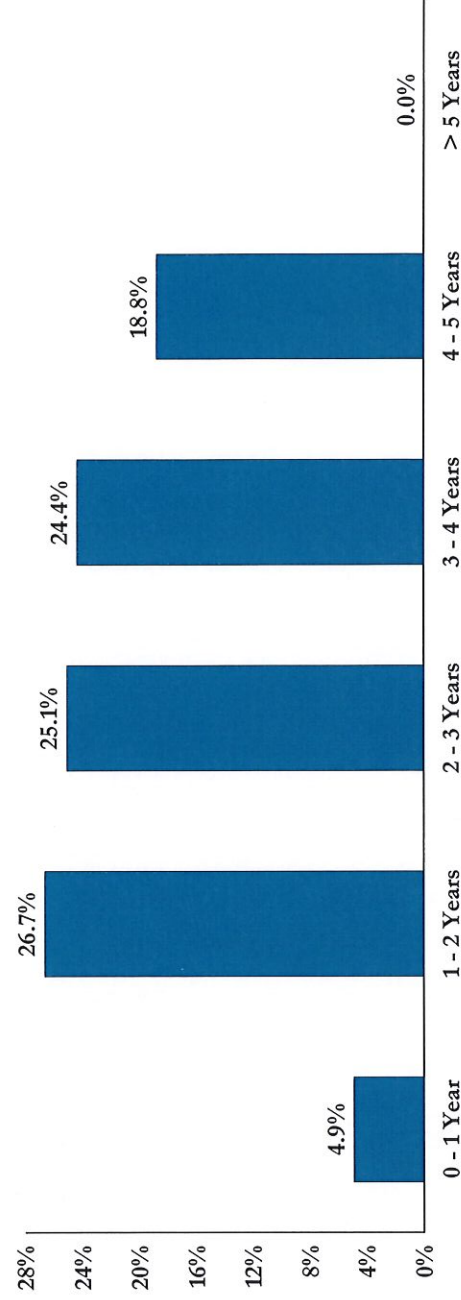
Credit Quality (S&P Ratings)



Sector Allocation



Maturity Distribution



Portfolio Statistics

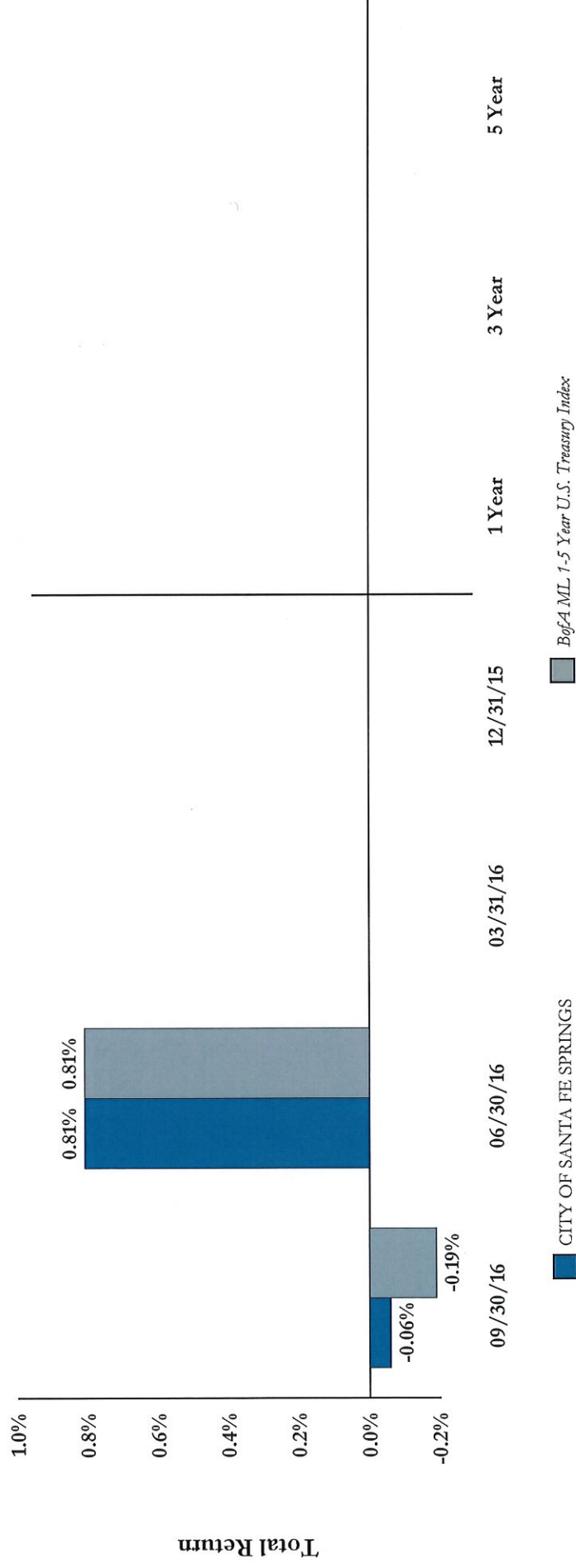
As of September 30, 2016

Par Value:	20,724,846
Total Market Value:	21,083,069
Security Market Value:	20,939,463
Accrued Interest:	89,760
Cash:	-
PFM Funds	53,846
Amortized Cost:	20,881,410
Yield at Market:	1.07%
Yield at Cost:	1.28%
Effective Duration:	2.63 Years
Duration to Worst:	2.64 Years
Average Maturity:	2.73 Years
Average Credit: **	AA

** An average of each security's credit rating assigned a numeric value and adjusted for its relative weighting in the portfolio.

Portfolio Performance (Total Return)

Portfolio/Benchmark	Effective Duration	Quarter Ended					Annualized Return		
		09/30/16	06/30/16	03/31/16	12/31/15	1 Year	3 Year	5 Year	
CITY OF SANTA FE SPRINGS	2.63	-0.06%	0.81%	-	-	-	-	-	
BofA ML 1-5 Year U.S. Treasury Index	2.66	-0.19%	0.81%	-	-	-	-	-	
Difference		0.13%	0.00%	-	-	-	-	-	



Portfolio performance is gross of fees unless otherwise indicated.

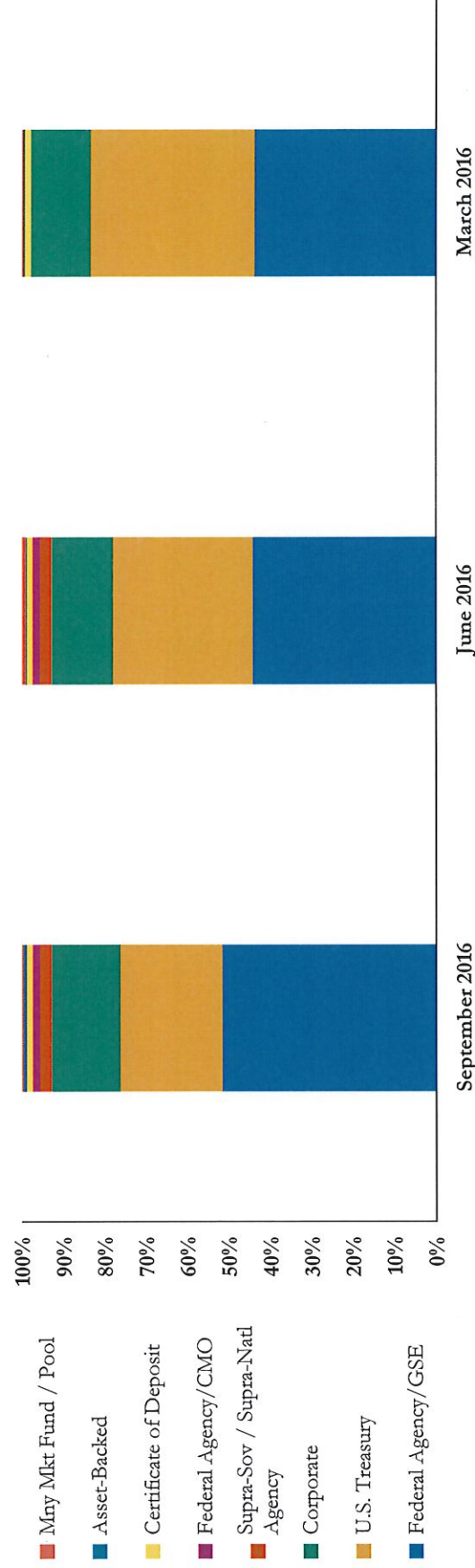
Portfolio Earnings

Quarter-Ended September 30, 2016

	Market Value Basis	Accrual (Amortized Cost) Basis
Beginning Value (06/30/2016)	\$21,000,361.37	\$20,805,193.62
Net Purchases/Sales	\$99,140.51	\$99,140.51
Change in Value	(\$106,192.90)	(\$22,924.21)
Ending Value (09/30/2016)	\$20,993,308.98	\$20,881,409.92
Interest Earned	\$92,922.90	\$92,922.90
Portfolio Earnings	(\$13,270.00)	\$69,998.69

Sector Allocation

Sector	September 30, 2016		June 30, 2016		March 31, 2016		December 31, 2015	
	MV (\$MM)	% of Total	MV (\$MM)	% of Total	MV (\$MM)	% of Total	MV (\$MM)	% of Total
Federal Agency/GSE	10.8	51.6%	9.3	44.2%	9.2	43.8%	0.0	0.0%
U.S. Treasury	5.2	24.6%	7.1	33.9%	8.3	39.7%	0.0	0.0%
Corporate	3.5	16.6%	3.1	14.8%	3.0	14.4%	0.0	0.0%
Supra-Sov / Supra-Natl Agency	0.6	2.8%	0.6	2.8%	0.0	0.0%	0.0	0.0%
Federal Agency/CMO	0.4	1.8%	0.4	1.8%	0.0	0.0%	0.0	0.0%
Certificate of Deposit	0.3	1.5%	0.3	1.5%	0.3	1.5%	0.0	0.0%
Asset-Backed	0.2	0.8%	0.1	0.3%	0.1	0.3%	0.0	0.0%
Mny Mkt Fund / Pool	0.1	0.3%	0.2	0.7%	0.1	0.3%	0.0	0.0%
Total	\$21.0	100.0%	\$21.0	100.0%	\$20.9	100.0%	\$0.0	0.0%

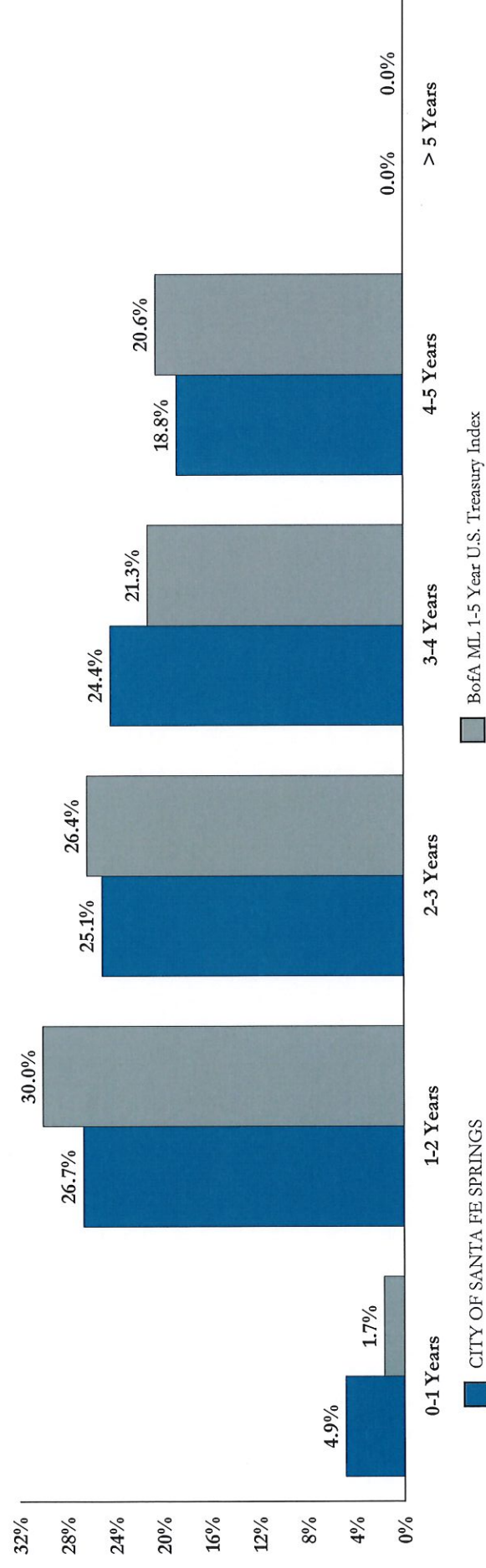


Detail may not add to total due to rounding.

Maturity Distribution

As of September 30, 2016

Portfolio/Benchmark	Yield at Market	Average Maturity	0-1 Years	1-2 Years	2-3 Years	3-4 Years	4-5 Years	>5 Years
CITY OF SANTA FE SPRINGS	1.07%	2.73 yrs	4.9%	26.7%	25.1%	24.4%	18.8%	0.0%
BofA ML 1-5 Year U.S. Treasury Index	0.90%	2.83 yrs	1.7%	30.0%	26.4%	21.3%	20.6%	0.0%



Issuer Distribution

As of September 30, 2016

Issuer	Market Value (\$)	% of Portfolio
FANNIE MAE	5,824,374	27.8%
UNITED STATES TREASURY	5,192,122	24.7%
FREDDIE MAC	4,588,763	21.9%
FEDERAL HOME LOAN BANKS	799,327	3.8%
TOYOTA MOTOR CORP	508,404	2.4%
WELLS FARGO & COMPANY	506,926	2.4%
HSBC HOLDINGS PLC	502,712	2.4%
AMERICAN EXPRESS CO	500,682	2.4%
GENERAL ELECTRIC CO	479,647	2.3%
JP MORGAN CHASE & CO	476,488	2.3%
AMERICAN HONDA FINANCE	307,943	1.5%
ROYAL BANK OF CANADA	306,441	1.5%
INTL BANK OF RECONSTRUCTION AND DEV	290,058	1.4%
INTER-AMERICAN DEVELOPMENT BANK	289,972	1.4%
HYUNDAI AUTO RECEIVABLES	165,553	0.8%
BURLINGTON NORTHERN SANTA FE	109,900	0.5%
BERKSHIRE HATHAWAY INC	90,152	0.4%
PFM FUNDS - GOVERNMENT	53,846	0.3%

Top 5 = 80.6%

Top 10 = 92.3%

Grand Total:	20,993,309	100.0%
--------------	------------	--------

Managed Account Detail of Securities Held

For the Month Ending September 30, 2016

City of Santa Fe Springs - Investment Portfolio

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 11/30/2010 2.250% 11/30/2017	912828PK0	1,600,000.00	AA+	Aaa	01/25/16	01/27/16	1,639,500.00	0.90	12,098.36	1,625,041.60	1,628,371.20
US TREASURY NOTES DTD 01/31/2011 2.625% 01/31/2018	912828PT1	1,500,000.00	AA+	Aaa	01/25/16	01/27/16	1,550,683.59	0.93	6,633.83	1,533,660.03	1,537,324.50
US TREASURY NOTES DTD 02/02/2015 1.250% 01/31/2020	912828H52	500,000.00	AA+	Aaa	03/02/16	03/04/16	500,273.44	1.24	1,052.99	500,235.05	504,609.50
US TREASURY NOTES DTD 07/31/2015 1.625% 07/31/2020	912828XM7	500,000.00	AA+	Aaa	03/30/16	03/31/16	508,300.78	1.23	1,368.89	507,360.73	510,879.00
US TREASURY NOTES DTD 01/31/2016 1.375% 01/31/2021	912828N89	1,000,000.00	AA+	Aaa	05/26/16	05/27/16	1,000,781.25	1.36	2,316.58	1,000,729.88	1,010,938.00
Security Type Sub-Total		5,100,000.00					5,199,539.06	1.06	23,470.65	5,167,027.29	5,192,122.20
Supra-National Agency Bond / Note											
INTL BANK OF RECON AND DEV SN NOTES DTD 04/19/2016 0.875% 07/19/2018	459058FE8	290,000.00	AAA	Aaa	04/12/16	04/19/16	289,486.70	0.95	507.50	289,587.94	290,058.00
INTER-AMERICAN DEVELOPMENT BANK DTD 04/12/2016 1.000% 05/13/2019	458182DX7	290,000.00	AAA	Aaa	04/05/16	04/12/16	289,130.00	1.10	1,361.39	289,261.05	289,971.87
Security Type Sub-Total		580,000.00					578,616.70	1.03	1,868.89	578,848.99	580,029.87
Federal Agency Collateralized Mortgage Obligation											
FHLMC SERIES KP03 A2 DTD 04/01/2016 1.780% 07/01/2019	3137BNN26	365,000.00	AA+	Aaa	04/15/16	04/28/16	368,641.24	1.10	541.42	368,074.72	368,359.93
Security Type Sub-Total		365,000.00					368,641.24	1.10	541.42	368,074.72	368,359.93
Federal Agency Bond / Note											
FHLMC REFERENCE NOTE DTD 04/07/2016 0.750% 04/09/2018	3137EAEA3	395,000.00	AA+	Aaa	04/06/16	04/07/16	394,379.85	0.83	1,431.88	394,528.40	394,642.92



Managed Account Detail of Securities Held

For the Month Ending September 30, 2016

City of Santa Fe Springs - Investment Portfolio

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note										
FEDERAL HOME LOAN BANKS AGCY DTD 05/27/2016 0.875% 06/29/2018	3130A8BD4	AA+	Aaa	05/26/16	05/27/16	463,879.35	0.99	1,039.79	464,062.10	466,787.46
FNMA BENCHMARK NOTE DTD 01/08/2016 1.375% 01/28/2019	3135G0H63	AA+	Aaa	01/28/16	02/05/16	1,746,190.75	1.15	4,174.84	1,743,762.03	1,754,166.55
FREDDIE MAC NOTES DTD 04/16/2012 1.750% 05/30/2019	3137EADG1	AA+	Aaa	01/28/16	02/05/16	1,402,908.00	1.24	8,117.08	1,398,462.56	1,408,815.78
FNMA BENCHMARK NOTE DTD 08/02/2016 0.875% 08/02/2019	3135G0N33	AA+	Aaa	07/29/16	08/02/16	349,412.00	0.93	501.91	349,443.75	348,639.20
FREDDIE MAC GLOBAL NOTES DTD 10/02/2012 1.250% 10/02/2019	3137EADM8	AA+	Aaa	01/28/16	02/05/16	2,394,144.00	1.32	14,916.67	2,395,181.57	2,416,944.00
FNMA BENCHMARK NOTES DTD 04/27/2015 1.500% 06/22/2020	3135G0D75	AA+	Aaa	02/04/16	02/05/16	1,514,040.00	1.28	6,187.50	1,511,992.82	1,522,950.00
FNMA BENCHMARK NOTE DTD 10/19/2015 1.500% 11/30/2020	3135G0F73	AA+	Aaa	02/04/16	02/05/16	1,191,896.70	1.37	5,974.38	1,190,990.70	1,200,946.55
FNMA BENCHMARK NOTE DTD 05/16/2016 1.250% 05/06/2021	3135G0K69	AA+	Aaa	08/01/16	08/02/16	200,850.00	1.16	937.50	200,821.91	199,838.00
FHLB GLOBAL NOTE DTD 07/14/2016 1.125% 07/14/2021	3130A8OSS	AA+	Aaa	07/14/16	07/15/16	332,962.87	1.25	806.09	333,046.54	332,539.09
FNMA NOTES DTD 08/19/2016 1.250% 08/17/2021	3135G0N82	AA+	Aaa	08/17/16	08/19/16	119,589.48	1.32	175.00	119,598.78	119,675.04
FNMA NOTES DTD 08/19/2016 1.250% 08/17/2021	3135G0N82	AA+	Aaa	09/01/16	09/02/16	298,164.00	1.38	437.50	298,192.97	299,187.60
FNMA NOTES DTD 08/19/2016 1.250% 08/17/2021	3135G0N82	AA+	Aaa	08/17/16	08/19/16	378,461.00	1.33	554.17	378,495.87	378,970.96
Security Type Sub-Total		10,745,000.00				10,786,878.00	1.24	45,254.31	10,778,580.00	10,844,103.15
Corporate Note										
GENERAL ELEC CAP CORP GLOBAL SR MTN DTD 09/24/2007 5.625% 09/15/2017	36962G3H5	AA-	A1	01/25/16	01/27/16	491,445.60	1.38	1,150.00	478,484.67	479,647.06

Managed Account Detail of Securities Held

For the Month Ending September 30, 2016

City of Santa Fe Springs - Investment Portfolio

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note										
AMERICAN EXPRESS CREDIT CORP NOTES DTD 09/23/2014 1.550% 09/22/2017	0258MDR7	A-	A2	01/26/16	01/29/16	499,975.00	1.55	193.75	499,986.98	500,681.50
JPMORGAN CHASE & CO NOTES DTD 12/20/2007 6.000% 01/15/2018	46625HGY0	A-	A3	01/25/16	01/27/16	486,168.98	1.94	5,712.67	474,191.24	476,488.27
HSBC USA CORP NOTES DTD 08/07/2015 2.000% 08/07/2018	40428HPU0	A	A2	01/25/16	01/27/16	499,680.00	2.03	1,500.00	499,765.25	502,712.00
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 01/17/2014 2.100% 01/17/2019	89236TBB0	AA-	Aa3	01/25/16	01/27/16	505,525.00	1.72	2,158.33	504,289.66	508,404.00
WELLS FARGO & COMPANY DTD 04/22/2014 2.125% 04/22/2019	94974BFU9	A	A2	01/25/16	01/27/16	501,365.00	2.04	4,692.71	501,091.71	506,925.50
BERKSHIRE HATHAWAY INC CORPORATE NOTES DTD 08/15/2016 1.300% 08/15/2019	084664CK5	AA	Aa2	08/08/16	08/15/16	89,912.70	1.33	149.50	89,916.36	90,152.01
BURLINGTON NRTH CORP DTD 09/24/2009 4.700% 10/01/2019	12189TBC7	A	A3	06/03/16	06/08/16	110,390.00	1.48	2,350.00	109,429.25	109,899.70
AMERICAN HONDA FINANCE CORP NOTES DTD 09/09/2016 1.700% 09/09/2021	02665WBG5	A+	A1	09/09/16	09/14/16	307,882.70	1.84	322.06	307,901.96	307,943.46
Security Type Sub-Total	3,411,000.00					3,492,344.98	1.76	18,229.02	3,465,057.08	3,482,853.50
Certificate of Deposit										
ROYAL BANK OF CANADA NY CD DTD 03/15/2016 1.700% 03/09/2018	78009NZZ2	AA-	Aa3	03/11/16	03/15/16	305,000.00	1.69	316.86	305,000.00	306,441.13
Security Type Sub-Total	305,000.00					305,000.00	1.69	316.86	305,000.00	306,441.13
Asset-Backed Security / Collateralized Mortgage Obligation										
HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	AAA	Aaa	03/22/16	03/30/16	59,988.36	1.57	41.60	59,989.81	60,416.40



Managed Account Detail of Securities Held

For the Month Ending **September 30, 2016**

City of Santa Fe Springs - Investment Portfolio

Security Type/Description	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security / Collateralized Mortgage Obligation										
HYUNDAI AUTO RECEIVABLES TRUST	44891EAC3	AAA	Aaa	09/14/16	09/21/16	104,985.87	1.30	37.63	104,985.87	105,136.64
DTD 09/21/2016 1.290% 04/15/2021										
Security Type Sub-Total						164,974.23	1.40	79.23	164,975.68	165,553.04
Managed Account Sub-Total						20,895,994.21	1.28	89,760.38	20,827,563.76	20,939,462.82
Money Market Fund										
PFM Funds - Government		AAA	NR			53,846.16		0.00	53,846.16	53,846.16
Money Market Sub-Total						53,846.16		0.00	53,846.16	53,846.16
Securities Sub-Total						\$20,949,840.37	1.28%	\$89,760.38	\$20,881,409.92	\$20,993,308.98
Accrued Interest										\$89,760.38
Total Investments										\$21,083,069.36

Managed Account Security Transactions & Interest

City of Santa Fe Springs - Investment Portfolio

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
BUY										
07/07/16	07/08/16	US TREASURY NOTES	912828O78	500,000.00	(509,453.13)	(1,289.06)	(510,742.19)			
		DTD 05/02/2016 1.375% 04/30/2021								
07/14/16	07/15/16	FHLB GLOBAL NOTE	3130A8O55	635,000.00	(631,138.57)	(19.84)	(631,158.41)			
		DTD 07/14/2016 1.125% 07/14/2021								
07/29/16	08/02/16	FNMA BENCHMARK NOTE	3135GON33	350,000.00	(349,412.00)	0.00	(349,412.00)			
		DTD 08/02/2016 0.875% 08/02/2019								
Transaction Type Sub-Total										
INTEREST										
07/01/16	07/25/16	FHLMC SERIES KP03 A2	3137BNN26	365,000.00	0.00	541.42	541.42			
		DTD 04/01/2016 1.780% 07/01/2019								
07/15/16	07/15/16	JPMORGAN CHASE & CO NOTES	46625HG0	451,000.00	0.00	13,530.00	13,530.00			
		DTD 12/20/2007 6.000% 01/15/2018								
07/15/16	07/15/16	HYUNDAI ABS 2016-A A3	44930UAD8	60,000.00	0.00	78.00	78.00			
		DTD 03/30/2016 1.560% 09/15/2020								
07/17/16	07/17/16	TOYOTA MOTOR CREDIT CORP CORP NOTES	89236TBB0	500,000.00	0.00	5,250.00	5,250.00			
		DTD 01/17/2014 2.100% 01/17/2019								
07/19/16	07/19/16	INTL BANK OF RECON AND DEV SN NOTES	459058FE8	290,000.00	0.00	635.10	635.10			
		DTD 04/19/2016 0.875% 07/19/2018								
07/28/16	07/28/16	FNMA BENCHMARK NOTE	3135G0H63	1,835,000.00	0.00	12,615.63	12,615.63			
		DTD 01/08/2016 1.375% 01/28/2019								
07/31/16	07/31/16	US TREASURY NOTES	912828PT1	1,500,000.00	0.00	19,687.50	19,687.50			
		DTD 01/31/2011 2.625% 01/31/2018								
07/31/16	07/31/16	US TREASURY NOTES	912828H52	500,000.00	0.00	3,125.00	3,125.00			
		DTD 02/02/2015 1.250% 01/31/2020								
07/31/16	07/31/16	US TREASURY NOTES	912828N89	1,000,000.00	0.00	6,875.00	6,875.00			
		DTD 01/31/2016 1.375% 01/31/2021								
07/31/16	07/31/16	US TREASURY NOTES	912828XM7	500,000.00	0.00	4,062.50	4,062.50			
		DTD 07/31/2015 1.625% 07/31/2020								

Managed Account Security Transactions & Interest

For the Month Ending July 31, 2016

City of Santa Fe Springs - Investment Portfolio

Transaction Type		Trade		Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
SELL													
07/06/16	07/08/16	07/08/16	US TREASURY NOTES		912828NW6	500,000.00	507,597.66	3,311.82	510,909.48	(488.28)	1,757.43	SPEC LOT	
DTD 08/31/2010 1.875% 08/31/2017													
07/14/16	07/15/16	07/15/16	US TREASURY NOTES		912828B90	600,000.00	625,125.00	4,467.39	629,592.39	4,148.44	4,951.18	SPEC LOT	
DTD 02/28/2014 2.000% 02/28/2021													
07/29/16	08/02/16	08/02/16	US TREASURY NOTES		912828VE7	245,000.00	246,445.12	421.72	246,866.84	1,282.43	1,317.32	SPEC LOT	
DTD 05/31/2013 1.000% 05/31/2018													
Transaction Type Sub-Total							1,345,000.00	1,379,167.78	8,200.93	1,387,368.71	4,942.59	8,025.93	
Managed Account Sub-Total								(110,835.92)	73,292.18	(37,543.74)	4,942.59	8,025.93	
Total Security Transactions								(\$110,835.92)	\$73,292.18	(\$37,543.74)	\$4,942.59	\$8,025.93	

Bolted items are forward settling trades.

Managed Account Security Transactions & Interest

City of Santa Fe Springs - Investment Portfolio

Transaction Type		Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
BUY												
		07/29/16	08/02/16	FNMA BENCHMARK NOTE	3135G0N33	350,000.00	(349,412.00)	0.00	(349,412.00)			
				DTD 08/02/2016 0.875% 08/02/2019								
		08/01/16	08/02/16	FNMA BENCHMARK NOTE	3135G0K69	200,000.00	(200,850.00)	(527.78)	(201,377.78)			
				DTD 05/16/2016 1.250% 05/06/2021								
		08/08/16	08/15/16	BERKSHIRE HATHAWAY INC	084664CK5	90,000.00	(89,912.70)	0.00	(89,912.70)			
				CORPORATE NOTES								
		08/17/16	08/19/16	DTD 08/15/2016 1.300% 08/15/2019								
				FNMA NOTES	3135G0N82	120,000.00	(119,589.48)	0.00	(119,589.48)			
				DTD 08/19/2016 1.250% 08/17/2021								
		08/17/16	08/19/16	FNMA NOTES	3135G0N82	380,000.00	(378,461.00)	0.00	(378,461.00)			
				DTD 08/19/2016 1.250% 08/17/2021								
Transaction Type Sub-Total						1,140,000.00	(1,138,225.18)	(527.78)	(1,138,752.96)			
INTEREST												
		08/01/16	08/25/16	FHLMC SERIES KP03 A2	3137BNN26	365,000.00	0.00	541.42	541.42			
				DTD 04/01/2016 1.780% 07/01/2019								
		08/07/16	08/07/16	HSBC USA CORP NOTES	40428HPU0	500,000.00	0.00	5,000.00	5,000.00			
				DTD 08/07/2015 2.000% 08/07/2018								
		08/15/16	08/15/16	HYUNDAI ABS 2016-A A3	44930UAD8	60,000.00	0.00	78.00	78.00			
				DTD 03/30/2016 1.560% 09/15/2020								
		08/31/16	08/31/16	US TREASURY NOTES	912828NNW6	300,000.00	0.00	2,812.50	2,812.50			
				DTD 08/31/2010 1.875% 08/31/2017								
Transaction Type Sub-Total						1,225,000.00	0.00	8,431.92	8,431.92			
SELL												
		07/29/16	08/02/16	US TREASURY NOTES	912828VE7	245,000.00	246,445.12	421.72	246,866.84	1,282.43	1,317.32	SPEC LOT
				DTD 05/31/2013 1.000% 05/31/2018								
		08/01/16	08/02/16	US TREASURY NOTES	912828NNW6	200,000.00	202,710.94	1,579.48	204,290.42	(523.43)	512.48	SPEC LOT
				DTD 08/31/2010 1.875% 08/31/2017								
		08/17/16	08/19/16	US TREASURY NOTES	912828Q78	380,000.00	383,859.38	1,576.02	385,435.40	(3,325.00)	(3,158.82)	SPEC LOT
				DTD 05/02/2016 1.375% 04/30/2021								
		08/17/16	08/19/16	US TREASURY NOTES	912828Q78	120,000.00	121,260.94	497.69	121,758.63	(1,007.81)	(955.33)	SPEC LOT
				DTD 05/02/2016 1.375% 04/30/2021								



Managed Account Security Transactions & Interest

For the Month Ending August 31, 2016

City of Santa Fe Springs - Investment Portfolio

Transaction Type		CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L		Sale Method
Trade	Settle						Cost	Amort Cost	
Transaction Type Sub-Total			945,000.00	954,276.38	4,074.91	958,351.29	(3,573.81)	(2,284.35)	
Managed Account Sub-Total				(183,948.80)	11,979.05	(171,969.75)	(3,573.81)	(2,284.35)	
Total Security Transactions				(\$183,948.80)	\$11,979.05	(\$171,969.75)	(\$3,573.81)	(\$2,284.35)	

Managed Account Security Transactions & Interest

For the Month Ending **September 30, 2016**
City of Santa Fe Springs - Investment Portfolio

Transaction Type		Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
BUY												
	09/01/16	09/02/16		FNMA NOTES	3135G0N82	300,000.00	(298,164.00)	(135.42)	(298,299.42)			
				DTD 08/19/2016 1.250% 08/17/2021								
	09/09/16	09/14/16		AMERICAN HONDA FINANCE CORP NOTES	02665WBG5	310,000.00	(307,882.70)	(73.19)	(307,955.89)			
				DTD 09/09/2016 1.700% 09/09/2021								
	09/14/16	09/21/16		HYUNDAI AUTO RECEIVABLES TRUST	44891EAC3	105,000.00	(104,985.87)	0.00	(104,985.87)			
				DTD 09/21/2016 1.290% 04/15/2021								
Transaction Type Sub-Total						715,000.00	(711,032.57)	(208.61)	(711,241.18)			
INTEREST												
	09/01/16	09/25/16		FHLMC SERIES KP03 A2	3137BNN26	365,000.00	0.00	541.42	541.42			
				DTD 04/01/2016 1.780% 07/01/2019								
	09/09/16	09/09/16		ROYAL BANK OF CANADA NY CD	78009NZZZ	305,000.00	0.00	2,506.08	2,506.08			
				DTD 03/15/2016 1.700% 03/09/2018								
	09/15/16	09/15/16		GENERAL ELEC CAP CORP GLOBAL SR MTN	36962G3H5	460,000.00	0.00	12,937.50	12,937.50			
				DTD 09/24/2007 5.625% 09/15/2017								
	09/15/16	09/15/16		HYUNDAI ABS 2016-A A3	44930UAD8	60,000.00	0.00	78.00	78.00			
				DTD 03/30/2016 1.560% 09/15/2020								
	09/22/16	09/22/16		AMERICAN EXPRESS CREDIT CORP NOTES	0258M0DR7	500,000.00	0.00	3,875.00	3,875.00			
				DTD 09/23/2014 1.550% 09/22/2017								
Transaction Type Sub-Total						1,690,000.00	0.00	19,938.00	19,938.00			
SELL												
	09/01/16	09/02/16		US TREASURY NOTES	912828NNW6	300,000.00	303,515.63	31.08	303,546.71	(1,335.93)	474.27	SPEC LOT
				DTD 08/31/2010 1.875% 08/31/2017								
	09/09/16	09/14/16		FHLB GLOBAL NOTE	3130A8O55	300,000.00	296,919.00	562.50	297,481.50	(1,256.70)	(1,314.88)	SPEC LOT
				DTD 07/14/2016 1.125% 07/14/2021								
	09/14/16	09/21/16		FNMA BENCHMARK NOTE	3135G0H63	100,000.00	101,077.00	202.43	101,279.43	432.00	566.02	SPEC LOT
				DTD 01/08/2016 1.375% 01/28/2019								
Transaction Type Sub-Total						700,000.00	701,511.63	796.01	702,307.64	(2,160.63)	(274.59)	



Managed Account Security Transactions & Interest

For the Month Ending September 30, 2016

City of Santa Fe Springs - Investment Portfolio

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L		Selling Commission	Sale Method
Trade	Settle							Cost	Amort Cost		
Managed Account Sub-Total					(9,520.94)	20,525.40	11,004.46	(2,160.63)	(274.59)		
Total Security Transactions					(\$9,520.94)	\$20,525.40	\$11,004.46	(\$2,160.63)	(\$274.59)		

Glossary

- **ACCRUED INTEREST:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **AGENCIES:** Federal agency securities and/or Government-sponsored enterprises.
- **AMORTIZED COST:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.
- **BANKERS' ACCEPTANCE:** A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the insurer.
- **COMMERCIAL PAPER:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **CONTRIBUTION TO DURATION:** Represents each sector or maturity range's relative contribution to the overall duration of the portfolio measured as a percentage weighting. Since duration is a key measure of interest rate sensitivity, the contribution to duration measures the relative amount or contribution of that sector or maturity range to the total rate sensitivity of the portfolio.
- **DURATION TO WORST:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years, computed from cash flows to the maturity date or to the put date, whichever results in the highest yield to the investor.
- **EFFECTIVE DURATION:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **EFFECTIVE YIELD:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **INTEREST RATE:** Interest per year divided by principal amount, expressed as a percentage.
- **MARKET VALUE:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **MATURITY:** The date upon which the principal or stated value of an investment becomes due and payable.
- **NEGOTIABLE CERTIFICATES OF DEPOSIT:** A CD with a very large denomination, usually \$1 million or more that can be traded in secondary markets.
- **PAR VALUE:** The nominal dollar face amount of a security.

Glossary

- **PASS THROUGH SECURITY:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.
- **REPURCHASE AGREEMENTS:** A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- **SETTLE DATE:** The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction occurs on a non-business day (i.e. coupon payments and maturity proceeds), the funds are exchanged on the next business day.
- **TRADE DATE:** The date on which the transaction occurred however the final consummation of the security transaction and payment has not yet taken place.
- **UNSETTLED TRADE:** A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.
- **U.S. TREASURY:** The department of the U.S. government that issues Treasury securities.
- **YIELD:** The rate of return based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.
- **YTM AT COST:** The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis.
- **YTM AT MARKET:** The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.

Important Disclosures

This material is based on information obtained from sources generally believed to be reliable and available to the public, however PFM Asset Management LLC cannot guarantee its accuracy, completeness or suitability. This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation. All statements as to what will or may happen under certain circumstances are based on assumptions, some but not all of which are noted in the presentation. Assumptions may or may not be proven correct as actual events occur, and results may depend on events outside of your or our control. Changes in assumptions may have a material effect on results. Past performance does not necessarily reflect and is not a guaranty of future results. The information contained in this presentation is not an offer to purchase or sell any securities.

- Market values which include accrued interest, are derived from closing bid prices as of the last business day of the month as supplied by a third party vendor. Where prices are not available from generally recognized sources the securities are priced using a yield based matrix system to arrive at an estimated market value.
- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. Past performance is not indicative of future returns.
- Bank of America/Merrill Lynch Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in portfolio are included in the maturity distribution analysis to their stated maturity date, although they may be called prior to maturity.
- MBS maturities are represented by expected average life.



City of Santa Fe Springs

City Council Meeting

November 22, 2016

NEW BUSINESS

Approval of Parcel Map No. 73384 – 13303 Rosecrans Avenue

RECOMMENDATION

That the City Council take the following actions:

- Approve Parcel Map No. 73384;
- Find the Parcel Map No. 73384 together with the provisions for its design and improvement, is consistent with the City's General Plans; and
- Authorize the City Engineer and City Clerk to sign parcel Map No. 73384.

BACKGROUND

The Planning Commission, at its regular meeting on May 09, 2016 approved the Tentative Parcel Map No. 73384 to subdivide an existing one parcel property of 0.95 acre into two parcels (Parcel 1 of 0.56 acre (net) and Parcel 2 of 0.39 acre (net)), with an address of 13303 Rosecrans Avenue (APN: 8056-030-034), and zoned M-1-BP, Light Manufacturing Buffer Parking, Zone, with a General Plan Land Use designation of Industrial. The intent is to create independent parcels for each building, which would allow the applicant to sell, if desired, either building on the newly created parcels,

A Parcel Map is required for the subdivision of the existing parcel into two parcels. A full-sized copy of the parcel map is available in the office of the City.

FISCAL IMPACT

None.

INFRASTRUCTURE IMPACT

None.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachments:

Location Map

Planning Commission Report

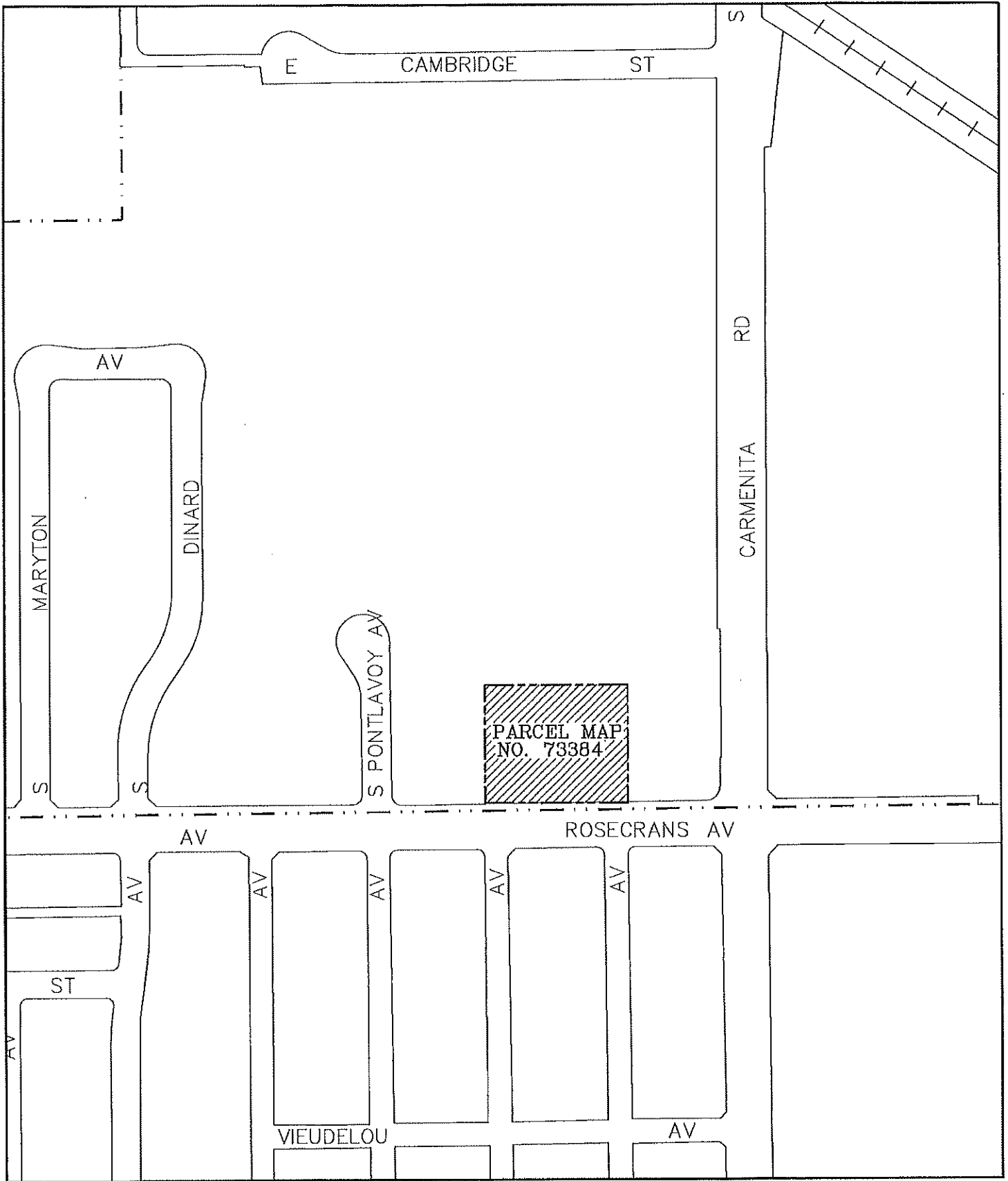
Report Submitted By:

Noe Negrete, Director
Department of Public Works

A handwritten signature in blue ink, appearing to read "Noe Negrete".

Date of Report: November 17, 2016

ITEM NO. 10



LOCATION MAP



City of Santa Fe Springs

Planning Commission Meeting

May 9, 2016

PUBLIC HEARING

Tentative Parcel Map No. 73384

A request for approval to subdivide an existing parcel of 41,188 sq. ft. (.95 acre) into two parcels of 24,362 sq. ft. (.56 acre) and 16,826 sq. ft. (.39 acre) at 13303 Rosecrans Avenue (APN: 8056-030-034), within the M-1-BP, Light Manufacturing – Buffer Parking, Zone. (LA Shoji Partners, LLC)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 73384 and thereafter close the Public Hearing; and
2. Find that pursuant to Section 15315, Class 15, (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
3. Find that Tentative Parcel Map No. 73384 is consistent with the City's General Plan; and
4. Find that Tentative Parcel Map No. 73384 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
5. Approve Tentative Parcel Map No. 73384, subject to the conditions of approval as stated within this report.

LOCATION

The subject site, comprised of a single parcel (APN: 8056-030-034) totaling approximately 41,188 sq. ft., is located on the north side of Rosecrans Avenue and west of Carmenita Road, with an address of 13303 Rosecrans Avenue. The subject site is within the M-1-BP, Light Manufacturing – Buffer Parking, Zone. Properties to the east and west are also zoned M-1-BP, properties to the north are zoned M-2, Heavy Manufacturing, and properties to the south are within the City of Norwalk and are zoned for commercial and residential uses.

BACKGROUND

At its meeting of February 13, 1979, the Planning Commission approved Tentative Parcel Map No. 11682, a request to subdivide approximately 18.5 acres into nine parcels on property located on the north side of Rosecrans, beginning approximately 230' west of Carmenita Road. Subsequently, on August 13, 1979,

the Planning Commission approved Development Plan Approval Case No. 283, a request to allow for the construction of five industrial buildings on three of the nine parcels. In summation, Tentative Parcel Map No. 11682 created the subject parcel and Development Plan Approval Case No. 283 approved the development of the parcel with industrial buildings of 8,500 sq. ft. and 7,490 sq. ft.

The applicant, LA Shoji Partners, LLC, is now seeking approval of Tentative Parcel Map No. 73384, a request to subdivide the existing parcel of 41,188 sq. ft. into two parcels. Parcel 1 will consist of 24,362 sq. ft. (.56 acre) and will be occupied by the existing 8,500 sq. ft. industrial building; Parcel 2 will consist of 16,826 sq. ft. (.39 acre) and will be occupied by the existing 7,490 sq. ft. industrial building. The intent is to create independent parcels for each building, which would allow the applicant to sell, if desired, either building on the newly created parcels.

STREETS AND HIGHWAYS

The subject site has frontage Rosecrans Avenue, with Carmenita Road to the west and Pontlavoy Avenue to the east. Both Rosecrans Avenue and Carmenita Road are designated as a "Major Arterial" within the Circulation Element of the City's General Plan. Pontlavoy Avenue is a local industrial street.

ZONING AND LAND USE

The subject property is zoned M-1-BP, Light Manufacturing – Buffer Parking, with a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Table 1 – Current Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use / Address / Business Name(s)
North	M-2 (Heavy Manufacturing, Zone)	Industrial	Heavy Manufacturing (14112 Pontlavoy Avenue / Style Craft Home Collection, Inc.)
East	M-1-BP (Light Manufacturing – Buffer Parking, Zone)	Industrial	Light Manufacturing (No Address / Southern California Edison)
South	City of Norwalk Commercial Zoned & Residential Properties	City of Norwalk	Commercial & Residential Uses
West	M-1-BP (Light Manufacturing – Buffer Parking, Zone)	Industrial	Light Manufacturing (13231 Rosecrans Avenue. / Multi-Tenant Building)

LEGAL NOTICE OF PUBLIC HEARING

In accordance with the requirements of the State Subdivision Map Act, this Tentative Parcel Map (TPM Case No. 73384) was set for Public Hearing. Legal notice of the Public Hearing for the TPM was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 27, 2016. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on April 28, 2016, and published in a newspaper of general circulation (Whittier Daily News) on April 28, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed subdivision.

ENVIRONMENTAL DOCUMENTS

Staff finds that pursuant to Section 15315, Class 15 (Minor Land Divisions), of the California Environmental Quality Act (CEQA), this project is categorically exempt and has determined that additional environmental analysis is therefore not necessary to meet the requirements of the California Environmental Quality Act (CEQA). The proposed project consists of the subdivision of property in urbanized areas zoned for industrial use and involves four or fewer parcels that are in conformance with the General Plan and zoning regulations. Additionally, services and access to the proposed parcel are available, the subject parcels were not involved in a division of a larger parcel within the previous 2 years, and the parcels do not have an average slope greater than 20 percent.

TENTATIVE ~~TRACT~~ MAP – REQUIREMENTS FOR APPROVAL

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan as required by Section 66473.5 of the Subdivision Map Act.

Additionally, the Planning Commission shall deny a tentative map if it makes any of the following findings as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.

FINDINGS

The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act (California Government Code, Section 66474) in that:

1. *Approval of the proposed Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 2" below:*

Table 2
General Plan Consistency Analysis

<u>General Plan Element</u>	<u>Policy</u>	<u>Project Consistency</u>
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs Industrial area.	The subdivision of the subject parcel will produce two separate parcels that will provide opportunity and flexibility for the property owner(s) to provide for growth and diversification.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The subdivision of the subject parcels will support and encourage the continued viability of the industrial zoned property(s).

In summary, the proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Section 66473.5, entitled "Subdivision must be consistent with General Plan or Specific Plan."

2. *The site is physically suitable for the type of development and proposed density of development.*

The project involves the subdivision of a fully-developed parcel into two new parcels. Both newly created parcels, and the existing industrial buildings contained within them, will comply with (and any future development will need to comply) with the Santa Fe Springs Zoning Regulations, as well as the General Plan.

3. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.*

The proposed subdivision is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. The purpose of this request is to subdivide the subject property into two separate lots.

4. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

The subject property has an existing Southern California Edison utility easement and a reciprocal access easement, both of which will remain in effect. The proposed Tentative Parcel Map will not conflict with the easements and, in addition, all easement holders on the site have been notified by mail. To date, staff has not received objection on the proposed subdivision from any easement holders.

5. *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the EIR Mitigation Monitoring Program, submit an erosion control plan and comply with the NPDES, Best Management Practices, during the grading and construction phases of the project.*

The project involves the subdivision of a single parcel into two new parcels. No new development nor discharge of waste will be generated at this time. Any future development will be reviewed to ensure that it meets all state and local ordinances and requirements including the California Regional Water Quality Control Board.

6. *That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."*

The subject site is fully developed; however, if a new development is proposed Future Passive or Natural Heating and Cooling Opportunities will be incorporated into said development. To the extent feasible, staff will review future development to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that Tentative Parcel Map No. 73384, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 73384, subject to the conditions of approval as contained within this staff report.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

CONDITIONS OF APPROVAL

ENGINEERING / PUBLIC WORKS DEPARTMENT

(Contact: Robert Garcia 562.868-0511 x7545)

1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public

Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

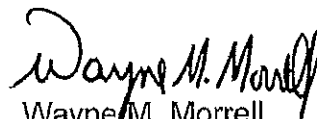
3. A reciprocal access easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Paul M. Garcia 562.868-0511 x7354)

4. That each newly created parcel shall be provided with a sufficient number of approved outdoor trash enclosures subject to the approval of the Director of Planning or designee. Plans shall be submitted within 60 days of approval of the Final Map. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height (Calculations are subject to change).
5. That the Final Map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
6. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant or their civil engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
7. That Tentative Parcel Map No. 73384 shall expire 24 months after Planning Commission approval, on May 9, 2018, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The subdivision proposed by Tentative Parcel Map No. 73384 shall not be effective until such time that a final map is recorded.
8. That as a condition for approval for Tentative Parcel Map No. 73384, the "Subdivider," LA Shoji Partners, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of

its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.

9. That should the Planning Commission agree with staff's recommendation that the project is Categorically Exempt from the California Environmental Quality Act (CEQA), specifically Class 15 (Minor Land Division), the applicant understand and agrees that they will need to provide the Planning Department with cash or check, made payable to the City of Santa Fe Springs, in the amount of \$75.00, for the recordation of a Notice of Exemption (NOE) with the County Clerk's office. The payment shall be made within 3 calendar days from the Planning Commission's decision.
10. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
11. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

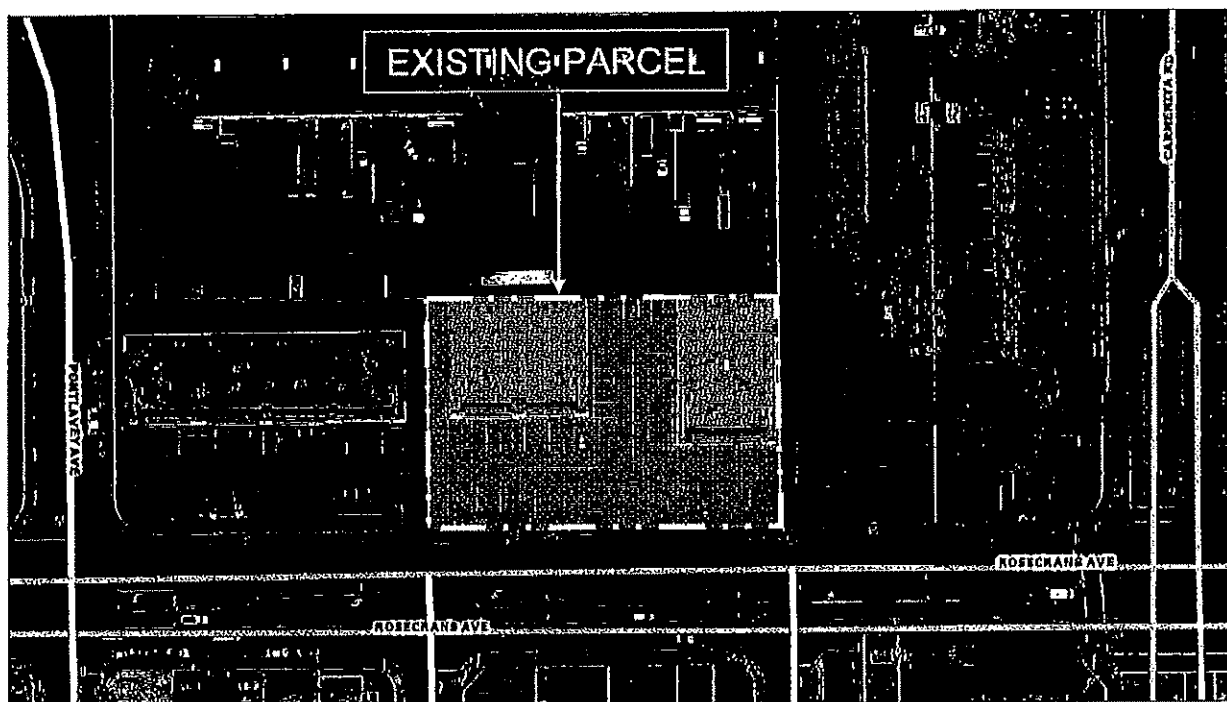
Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 73384)
3. Tentative Parcel Map Application
4. Public Hearing Notice
5. Radius Map for Public Hearing Notice



CITY OF SANTA FE SPRINGS

Aerial Photograph



TENTATIVE PARCEL MAP NO. 73384

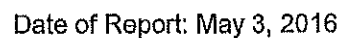
13303 Rosecrans Avenue

L.A. Shoji Partners, LLC

RECEIVED

JAN 19 2016

Planning Dept.



Tentative Parcel Map Application



City of Santa Fe Springs

SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT

All applications, plans, maps, exhibits, and other documents must be accurate and complete for submission to the Planning and Development Department. Instructions for filing the Subdivision application are attached to this application, which contain general information, definitions, public hearing requirements, processing procedures and required fees. In addition, further supporting documents may be required upon the discretion of the Planning and Development Department. If the application is determined to be incomplete, the Planning and Development Department will notify the applicant via mail detailing the required document(s). Submission of an incomplete application will impede and prolong the application process.

PROPERTY LOCATION:

Address: 13303 ROSECRANS AVEAssessor's Parcel Number: 8059-030-034

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

SPLIT EXISTING PARCEL INTO 2 LOTS

PROJECT AND LAND USE DATA:

Existing Land Use: LIGHT INDUSTRIALZoning Classification: M-1Intended Land Uses of Lots within the Subdivision: LIGHT INDUSTRIAL / COMMERCIALGeneral Plan Land Use Classification: LIGHT INDUSTRIAL, BUFFER PARKING

Surrounding Land Uses:

North: INDUSTRIAL
 South: (NOT IN CITY) COMMERCIAL
 East: UTILITY (Socal Edison)
 West: LIGHT INDUSTRIAL / COMMERCIAL

Existing No. of Lots: 1Proposed No. of Lots: 2

Tentative Parcel Map Application (Cont.)

Lot Area-per Parcel (S.F./Acres):

1) 24,362 SF / .56 ACRE 2) 16,826 SF / .39 ACRE

Building (Footprint) Area-per Parcel:

1) 8500 SF 2) 7490 SF

Are dedications or public improvements required?

NO

PROJECT FINDING:

After submittal of the completed application, Planning and Development staff will review all documents prior to scheduling a public hearing at the earliest agenda before the Planning Commission of the City of Santa Fe Springs. The application will be evaluated based on the proposed (parcel map) subdivision, public testimony at the hearing, and the finding listed below (Subdivision Map Act, Section 66474). Please provide support for the required findings below and additional comments. Please

PROJECT FINDING	YES	NO	COMMENTS
Is the proposed map consistent with applicable general and specific plans?	✓		
Is the design or improvement of the proposed subdivision consistent with applicable general or specific plans?	✓		
Is the site physically suitable for the proposed density of development?	✓		
Is the design of the subdivision or the proposed improvements likely to cause substantial environmental damage or likely to injure fish or wildlife or their habitat?	NO	✓	
Is the design of the subdivision or the type of improvements likely to cause serious public health problems?	NO	✓	
Will the design of the subdivision or the type of improvements conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision?		✓	

UTILITIES:

Grading: Is any grading of lots contemplated? NO (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system? YES (EXISTING)

Sewers: What provisions are being made to provide an adequate sewer system? YES (EXISTING)

Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property?

ELECTRICITY - YES (EXISTING)
GAS - NO

Streets: Will each resulting parcel or lot front on a dedicated and improved street? YES

Have you discussed street improvement requirements with the Department of Public Works?

NO

Deed Restrictions: State nature of deed restrictions, existing and proposed:

NONE

Tentative Parcel Map Application (Cont.)

RESPONSIBLE PARTIES:

Gas Agency: N/A
Address: _____

E-Mail: _____
Contact Person: _____
Phone Number: _____

Water Agency: CITY OF SANTA FE SPRINGS
Address: _____

E-Mail: _____
Contact Person: _____
Phone Number: _____

Sewer Agency: CITY OF SANTA FE SPRINGS
Address: _____

E-Mail: _____
Contact Person: _____
Phone Number: _____

Electric Agency: SO CAL EDISON
Address: 501 E. MAIN ST. #100
ALHAMBRA 91801

E-Mail: _____
Contact Person: _____
Phone Number: (800) 655-4555

THE APPLICATION IS BEING FILED BY:

Record Owner of the Property

X _____
Authorized Agent of the Owner (Written authorization must be attached to application.)

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.): _____

I HEREBY CERTIFY THAT the facts, statements and information furnished above are true and correct to
the best of my knowledge and belief.

SIGNED: _____

(If signed by other than the Record Owner, written authorization must be attached to this application.)

OWNER AGENT (ARCHITECT)

Name: STEVEN CHO
Contact: _____
Address: 4712 ADMIRALTY WAY #612
City: MARINA DEL REY
State: CA
Zip Code: 90292
Phone: 310 789-2312
E-Mail: STEVEN@CHOARCHITECTURE.COM

RECORD OWNER

Name: LA SHOJI PARTNERS, LLC
Contact: CALVIN HIRAHARA
Address: 4848 W. JEFFERSON BLVD
City: LA
State: CA
Zip Code: 90016
Phone: 323 732-9161
E-Mail: CALVIN@LASHOJI.COM

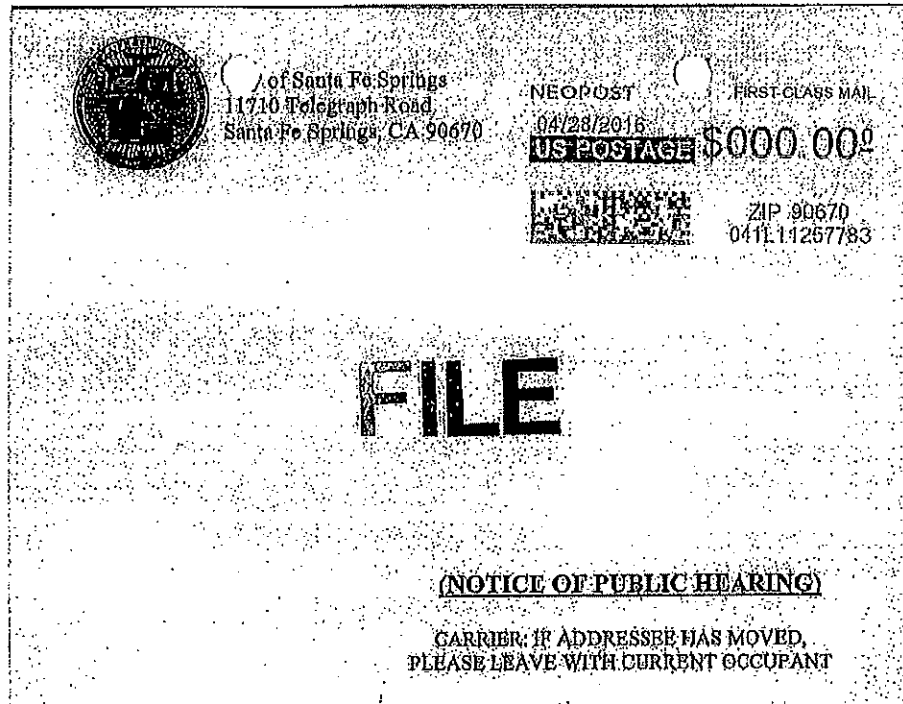
ENGINEER LICENSE SURVEY

Name: LOREY SCHMAHL
Contact: _____
Address: 11209 HOWARD BL
City: WHITTIER
State: CA
Zip Code: 90606
Phone: 562-908-0570
E-Mail: LARSCHMAHL@aol.com

FOR DEPARTMENTAL USE ONLY

TRACT/PARCEL MAP NO.:	<u>TPM 73384</u>
DATE FILED:	<u>10/2/15</u>
FILING FEE:	<u>\$5,422</u>
RECEIPT NO.:	<u>1012746</u>
APPLICATION COMPLETE?	_____

Public Hearing Notice

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on Monday, May 3, 2016 at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road, on the following matter:

Applicant: L.A. Shoff Partners, LLC
Property located at 13303 Rosedrans Avenue (APN: 8088-030-034)

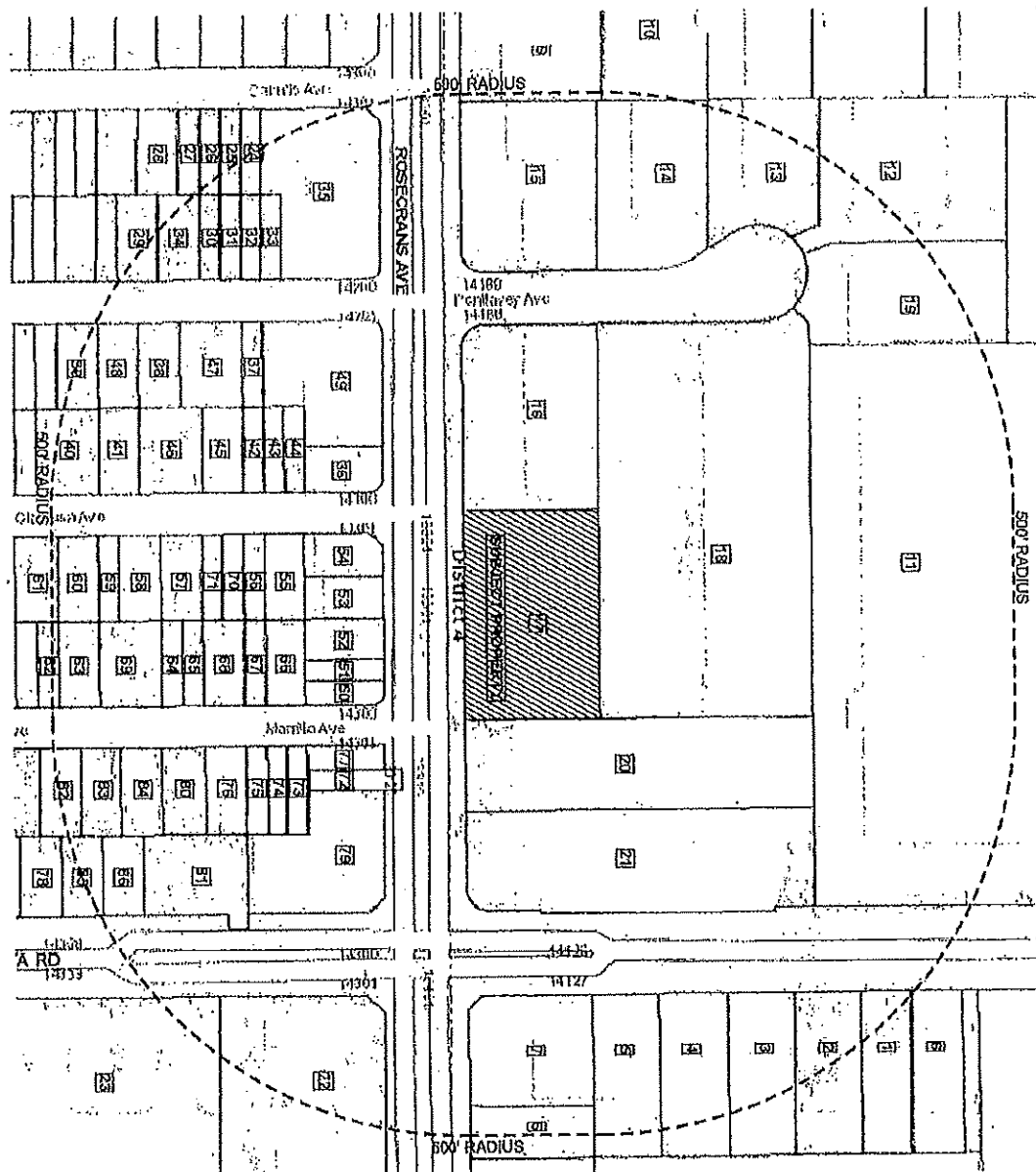
Tentative Parcel Map No. 73384: A request to subdivide an existing parcel of 41,189 sq. ft. (two parcels) will consist of 24,882 sq. ft. (.56 acre) and will be occupied by an existing 8,500 sq. ft. modular building. Parcel 2 will consist of 16,307 sq. ft. (.37 acre) and will be occupied by an existing 7,480 sq. ft. modular building.

CEQA Status: After staff review and analysis, staff intends to file a Notice of Exemption. (If the Planning Commission agrees) specifically Class 16, Section 15316 - Minor Land Disturbance of the California Environmental Quality Act (CEQA). Therefore, no additional environmental analysis is necessary to meet the requirements of the CEQA.

Additionally, the Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.6.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at or prior to the Public Hearing. Any person interested in this matter may contact Paul M. Garcia at 362-888-0511 Ext. 7334 or paulmgarcia@santafesprings.org.

Radius Map



PROPERTY OWNERSHIP MAP

TENTATIVE PARCEL MAP NO. 73384
13303 ROSECRANS
SANTA FE SPRINGS



City of Santa Fe Springs

City Council Meeting

November 22, 2016

NEW BUSINESS

Approval of Parcel Map No. 73846 – 13210 Telegraph Road

RECOMMENDATION

That the City Council take the following actions:

- Approve Parcel Map No. 73846;
- Find the Parcel Map No. 73846 together with the provisions for its design and improvement, is consistent with the City's General Plans; and
- Authorize the City Engineer and City Clerk to sign parcel Map No. 73846.

BACKGROUND

The Planning Commission, at its regular meeting on May 09, 2016 approved the Tentative Parcel Map No. 73846 to subdivide an existing one parcel property of 3.94 acre into two parcels (Parcel 1 of 1.94 acre (net) and Parcel 2 of 2.00 acre (net)), on the undeveloped property at the southeast corner of Painter Avenue and Telegraph Road, with an address of 13210 Telegraph Road (APN: 8011-013-017) and zoned C4, Community Commercial with a General Plan Land Use Designation of Industrial. After the subdivision, the one lot will be "split" resulting in two parcels, each with a future building: one commercial and the other industrial.

A Parcel Map is required for the subdivision of the existing parcel into two parcels. A full-sized copy of the parcel map is available in the office of the City.

FISCAL IMPACT

None.

INFRASTRUCTURE IMPACT

None.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack
City Manager

Attachments:

Location Map

Planning Commission Report

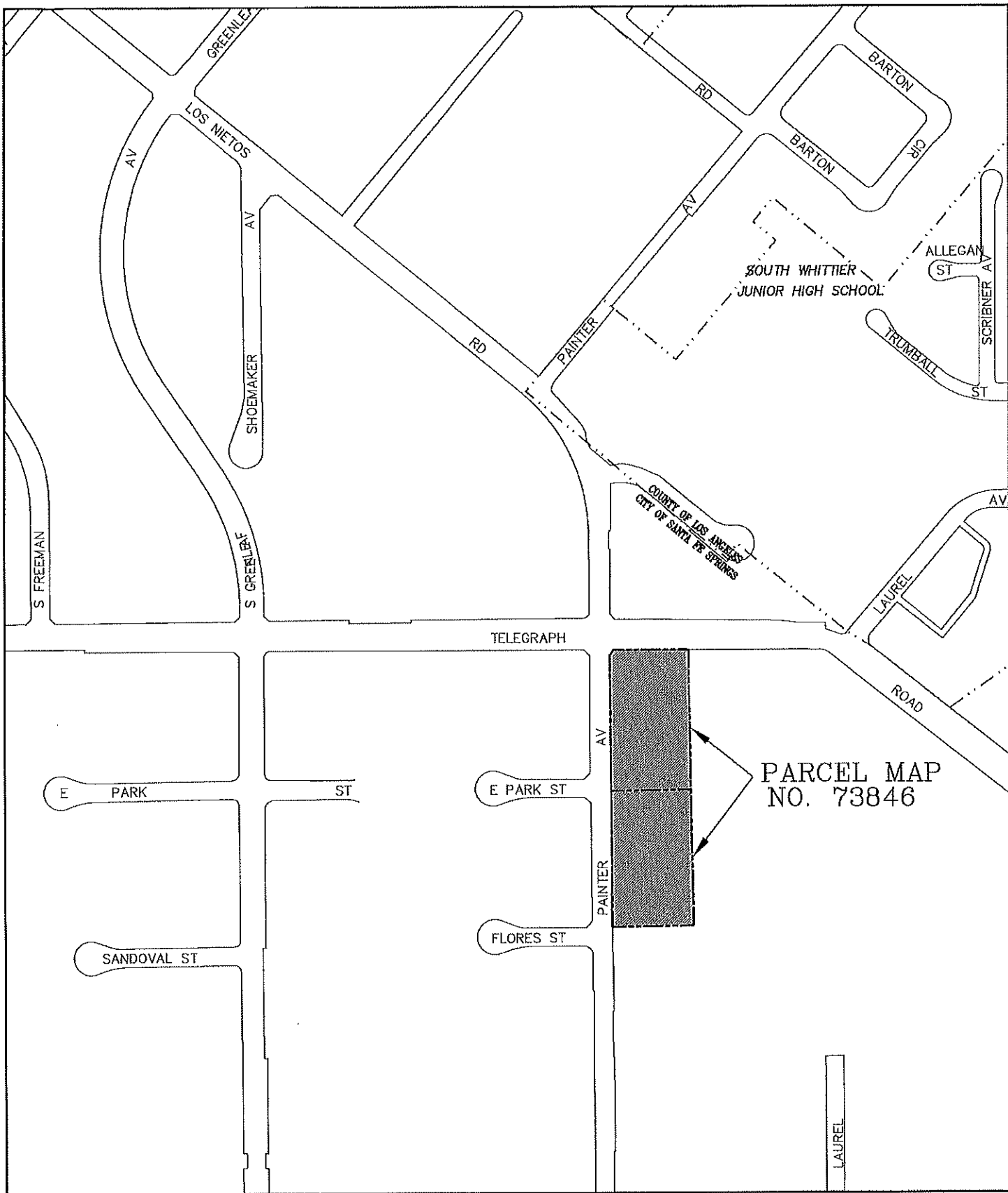
Report Submitted By:

Noe Negrete, Director
Department of Public Works

A handwritten signature in blue ink, appearing to read "Noe Negrete".

Date of Report: November 17, 2016

ITEM NO. 11



LOCATION MAP



City of Santa Fe Springs

Planning Commission Meeting

May 9, 2016

PUBLIC HEARING

Tentative Parcel Map No. 73846 and Environmental Documents

Request for approval to subdivide an existing one parcel property of 3.94-acres (Net) into two parcels (Parcel 1 of 1.94-acres (Net) and Parcel 2 of 2.00-acres (Net)), on the undeveloped property at the southeast corner of Painter Avenue and Telegraph Road, with an address of 13210 Telegraph Road (APN: 8011-013-017), and zoned C4, Community Commercial with a General Plan Land Use Designation of Industrial. (Overton Moore Properties)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 73846 and, after receiving all public comments, thereafter close the Public Hearing; and
2. Approve and adopt the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS/MND/MMRP) which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the proposed project, Tentative Parcel Map (TPM) Case No. 73846 will have a significant adverse effect on the environment; and
3. Find that Tentative Parcel Map No. 73846, together with the provisions for its design and improvement, is consistent with the City's General Plan; and
4. Find that Tentative Tract Map No. 73846 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
5. Approve Tentative Parcel Map No. 73846, subject to the conditions of approval as stated in this report.

LOCATION/BACKGROUND

The project site consist of 4.05-acre (Gross) and is currently undeveloped, covered in dirt, sparse grass, and ruderal vegetation. The project site is fenced off on the north, west, and east sides by a chain link fence and on the south side by a concrete block wall. There are two oil wells on the site. A bowling alley sign reminiscent of the site's previous use is located in the northern part of the property. The sign is old, dilapidated, and will not contribute to the identification of the project. Mitigation measures identified in Section 3.5 of the IS/MND/MMRP calls for the sign to be taken off-site to the Valley Relic Museum where it will be preserved.

The site has an address of 13210 Telegraph Road (APN: 8011-013-017), and was once occupied by a 34,000 sq. ft. building that housed a bowling alley called Premier Lanes. The bowling alley was demolished in 2010 and since that time, the site has remained undeveloped. The current zoning is C4, Community Commercial with a General Plan Land Use Designation of industrial. Overton Moore Properties is currently in escrow to purchase the property with the intent of developing two building on the site: the first building will be constructed along the Telegraph Road and Painter Avenue street frontages and the second building at the rear of the site, with frontage only on Painter Avenue. The first building is a build-to-suit for an 18,557 sq. ft. Aldi supermarket. The second building is a speculative, concrete tilt-up industrial building of 41,046 sq. ft.

The applicant is therefore requesting approval of Tentative Parcel Map No. 73846, to subdivide an existing one parcel property of 3.94-acres into two parcels: Parcel 1 of 1.94-acres (Net) and Parcel 2 of 2.00-acres (Net).

In summary: One parcel currently exist. After the subdivision, the one lot will be "split" resulting in two parcels, each with a future building: one commercial and the other industrial. The following tables, Table I and Table II, illustrate the condition of the site before and after the proposed subdivision.

Table I
Existing Condition

APN:	Address	No. of Bldgs	No. of Parcels	Size of Lot
8011-013-017	13210 Telegraph Road	0	1	4.05-acres (Gross)
Total: 1	1	0	1	4.05-acres (Gross)

Table II
Condition after Proposed Subdivision

APN:	Address	No. of Bldgs/Size	No. of Parcels	Size of Lot
8011-013-017	13210 Telegraph Road	1/±18,557 sq. ft.	1	1.94-acres (Net)
New APN	New Address	1/±41,046 sq. ft.	1	2.00-acres (Net)
Total: 2	2	2	2	3.94 acres (Net)

RELATED ENTITLEMENTS

In addition to the request for the tentative parcel map, the applicant is also requesting approval of the following entitlements:

Development Plan Approval (DPA 911): A request for approval to construct a concrete tilt-up building of $\pm 41,046$ sq. ft. and appurtenant improvements on 2.00 acres of a 3.94-acre property.

Zone Change Case No. 136: A request for approval to change the zoning designation on 2.00 acres (Net) of a 3.94-acre (Net) property, from C-4, Community Commercial to M-2, Heavy Manufacturing. The acreage encompassed by the zone change will mimic the area of Parcel 2 of Tentative Parcel Map No. 73846; and

General Plan Amendment Case No. 26: A request for approval to change the general plan land use designation on 2.00 acres (Net) of a 3.94-acre property from C-4, Community Commercial to M-2, Heavy Manufacturing. The acreage encompassed by general plan amendment will mimic the area of Parcel 2 of Tentative Parcel Map No. 73846.

STREETS AND HIGHWAYS

The property is located at the southeast corner of Painter Avenue and Telegraph Road. Painter Avenue and Telegraph Road are designated as a "Major" arterial within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned C4, Community Commercial with a general plan land use designation of "Commercial." The Zoning, General Plan and Land Use of the surrounding properties are as follows:

Table III
Surrounding Zoning, General Plan and Land Use

Surrounding Zoning, General Plan Designation			
Direction	Zoning District	General Plan	Land Use
North	C-4	Commercial	7-11, restaurant, retail
South	M-2	Industrial	Super Et, trailer repair and service
East	M-2	Commercial	Shopping Center (Gateway Plaza)
West	M-2	Industrial	All Black Co., metal finishing and coating Magnus Industries, drill bits and sawblades

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. Legal notice of the Public Hearing for the proposed TPM 73846 was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 28, 2016. The legal notice was also posted at Santa Fe Springs City Hall, the City Library and the City's Town Center and published in a newspaper of general circulation (Whittier Daily News) on April 28, 2016, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL IMPACT ASSESSMENT –IS/MND/MMRP Prepared

On the basis of the Mitigated Negative Declaration and Initial Study, City staff has concluded that although the proposed project, as a whole, could have a significant effect on the environment, there will not be a significant effect with the incorporation of mitigation measures pertaining to Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water, Mineral Resources, Noise, Public Services, Transportation and Circulation, and Utilities. The City, therefore, prepared and proposes to adopt a Mitigated Negative Declaration (MND), and a Mitigation Monitoring and Reporting Program (MMRP) for the proposed Project. The MND and MMRP reflect the independent judgment of the City of Santa Fe Springs and the environmental consultant, Blodgett Baylosis Environmental Planning, and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, as contributing to avoidance of potential impacts.

TENTATIVE PARCEL MAP - REQUIRED FINDINGS FOR APPROVAL:**1. Consistency with the General Plan**

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan as required by §66473.5 of the Subdivision Map Act.

TENTATIVE TRACT MAP – REQUIREMENTS FOR APPROVAL

Pursuant to Section 154.07 of the Municipal Code, a tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan as required by Section 66473.5 of the Subdivision Map Act.

Additionally, the Planning Commission shall deny a tentative map if it makes any of the following findings as set forth in Sections 66474 and 66474.6 of the Subdivision Map Act.

1. That the proposed map is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.
8. That the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.

TENTATIVE PARCEL MAP – FINDINGS IN SUPPORT OF APPROVAL:

The proposed Tentative Parcel Map, subject to the conditions of approval as contained with the staff report, is in accordance with Section §66473.5 of the Subdivision Map Act in that:

1. The proposed map and design or improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The project site is not located within a Specific Plan area of the City. In addition, the proposed subdivision is consistent with the City's General Plan in that the subdivision will not change the General Plan Land Use designation of Commercial for Parcel 1

and a Zone Change (ZC 136 and General Plan Amendment (GPA 26) are proposed for Parcel 2. If approved, the zoning and general plan designation would be consistent.

The City of Santa Fe Springs has adopted a general plan to provide an overall direction for the future development of the City. The general plan's land use element describes the general location, distribution, and various types of land uses found within the City, and sets forth goals and policies for future development in the City. The land use element designates the site as "Commercial" and states that the purpose of the commercial designations are to provide for convenient shopping for goods and services, and to establish those standards of development necessary to insure that commercial areas will be wholesome and prosperous and with adjoining land uses. The area covered by building and structures in this category will not exceed thirty five (35) percent of the total area.

The proposed project conforms to the land use element's requirements, and directly supports several important goals and policies of the general plan, as more fully described below.

FINDINGS

The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act (California Government Code, Section 66474) in that:

1. *Approval of the proposed Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 2" below:*

Table IV
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The map would facilitate the purchase of newly created Parcel 1 which will result in the construction of a grocery store, a reassessment of the property, and future employment opportunities.
	Goal 9, Policy 9.1: Consideration of providing an adequate tax base from property tax or sales tax income.	The resulting development of a grocery store and new industrial building will result in sales tax revenue to the City. The reassessment of the property will result in higher property taxes, a portion of which the City will receive.

Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The subdivision will result in a commercial use (grocery store) on Parcel 1 and an industrial use (Spec) on Parcel 2.
--	---

In summary, the proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the various elements of the City of Santa Fe Springs General Plan, and therefore, is in compliance with Government Code Section 66473.5, entitled "Subdivision must be consistent with General Plan or Specific Plan."

2. *The site is physically suitable for the type of development and proposed density of development.*

The map will facilitate the development of the property with a grocery store and a speculative industrial building. The existing zoning allows for a grocery store use and if ZC 136 and GPA 26 are approved, the industrial building and any subsequent industrial uses would be consistent with the zoning and land use. All public streets and utility services necessary and sufficient for the full use, occupancy, and operation of the future buildings, including water, storm drain(s), sanitary sewer, gas, electric, cable and telephone facilities, are readily available. Within Telegraph Road and also on Painter Avenue are the following utilities: 8-inch sewer line; 2-inch SoCal gas line; and a 14-inch water line.

3. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.*

The project site is not located in a sensitive environment, but rather in a fully urbanized area surrounded by various land uses. None of the parcels, pre and post subdivision, contain any riparian habitats, wetland habitats, and are not utilized for movement of any known native wildlife species of migratory fish or wildlife species; consequently, the design of the subdivision is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Site is located in the Whittier Quadrangle¹. A search of the California Department of Fish and Game (CDFG) Diversity Database was conducted to determine if any plant or wildlife species of concern have been identified in the Whittier Quadrangle vicinity. All species considered threatened or sensitive in the subject quadrangle inhabit vernal pools², tidal marshes, coastal scrubs, coastal dunes, grasslands,

1 Quadrangle: A four-sided figure, bounded by parallels of latitude and meridians of longitude, used as an area unit in mapping.

2 Vernal Pools: Seasonal depressional wetlands that occur under the Mediterranean climate conditions of the West Coast.

woodlands, or riparian communities³. None of the above communities exists on the subject site. (Source: 2007 EIR, The Villages at Heritage Springs, State Clearinghouse #: 2005011096)

Notwithstanding the above, an IS/MND/MMRP was prepared. Based on the findings of the IS/MND, it was determined, that with mitigation measures, the project would not have a significant adverse impact on the environment.

4. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The proposed subdivision is for a property located in an urbanized area and is consistent with other similar properties in the surrounding area. As noted previously, the proposed map is consistent with the General Plan and the proposed development facilitated by map is also and will be consistent with the zoning and land use designation. Additionally, an IS/MND was prepared to examine the potential impacts of the proposed project on the environment. Based on the findings of the IS/MND, it was determined, that with mitigation measures, the project would not have a significant adverse impact on the environment.

5. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

The easements identified on the map are as shown on Table V

Table V
Identification of Easements

# ON TPM 73846	EASEMENT DOCUMENT	TYPE OF EASEMENT	EASEMENT HOLDER	EASEMENT HOLDER ADDRESS	QUITCLAIM OR LETTER OF NON- INTERFERENCE BEING PROCESSED
2	Instrument No. 1873	Pipe Line (Quitclaim Deed)	Chevron	9525 Camino Media, Ste A1068, Bakersfield CA 93311	NIL
3	Instrument No. 4009	Public Road and Highway	County of Los Angeles	900 S. Fremont Avenue, 3rd Floor, Alhambra CA 91803	NIL

³ Riparian Communities: Plant communities contiguous to and affect by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes or drainage ways).

6	Instrument No. 4585	Underground Electric System	SCE	2131 Walnut Grove Ave. GO3, 2nd Flr, 270J, Rosemead CA 91770	NIL
7	Instrument No. 1901	Street, Public Utility	City of Santa Fe Springs	11710 E Telegraph Road, Santa Fe Springs CA 90670	N/A - City will sign off of the map
8	Instrument No. 2910, Bk D1162 Pg	Street, Public Utility	City of Santa Fe Springs	11710 E Telegraph Road, Santa Fe Springs CA 90670	N/A - City will sign off of the map
9	Instrument No. 4133	Public Utilities	Verizon Inc.	201 Flynn Road, Camarillo CA 93012	NIL

As required by the Subdivision Map Act, all listed easement holders were sent "Noninterference Letters." The notifications were done by the Thienes Engineering, Inc., the engineering firm of record for the proposed project. All letters were sent Certified mail. To date, Staff has not received any correspondence stating that the proposed project would interfere with any of the listed easements.

6. *In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the EIR Mitigation Monitoring Program, submit an erosion control plan and comply with the NPDES, Best Management Practices, during the grading and construction phases of the project. The*

The project involves a request to subdivide an existing one-acre parcel of 4.05-acres (Gross) into two parcels: Parcel 1 of 1.94-acres (Net) and Parcel 2 of 2.00-acres (Net)). The subdivision would facilitate the development of an 18,557 sq. ft. grocery store on Parcel 1 and the construction of a 41,197 sq. ft. concrete tilt-up building on Parcel 2. There are existing 8-inch vitrified concrete sewer lines on both Painter Avenue and Telegraph Road. Those lines should have the capacity to handle any discharge from the proposed developments. In addition, the applicant is required to design sanitary sewers in accordance with City specifications and said plans shall be approved by the City engineer. A sewer study is also required to be submitted with the sanitary sewer plans.

7. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

See response No. 4.

8. *The proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivision to provide for Future Passive or Natural Heating and Cooling Opportunities."*

The proposed building resulting from the proposed subdivision will be required to adhere to the California Green Building Code. The purpose of this code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories: 1. Planning and design; 2. Energy efficiency; 3. Water efficiency and conservation; 4. Material conservation and resource efficiency; and 5. Environmental quality

STAFF REMARKS

Based on the reasons enumerated above, Staff believes that the Tentative Parcel Map No. 73846, together with the provisions for its design and improvement, is consistent with and, in furtherance, of the policies and goals set forth in the City General Plan and is, therefore, recommending approval of Tentative Parcel Map No. 73846.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

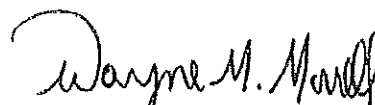
1. Final parcel map checking of \$4,824 plus \$285 per parcel shall be paid to the City. The applicant shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The Applicant shall provide at no cost to the City, one Mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Wayne M. Morrell- 562.868-0511 x7362)

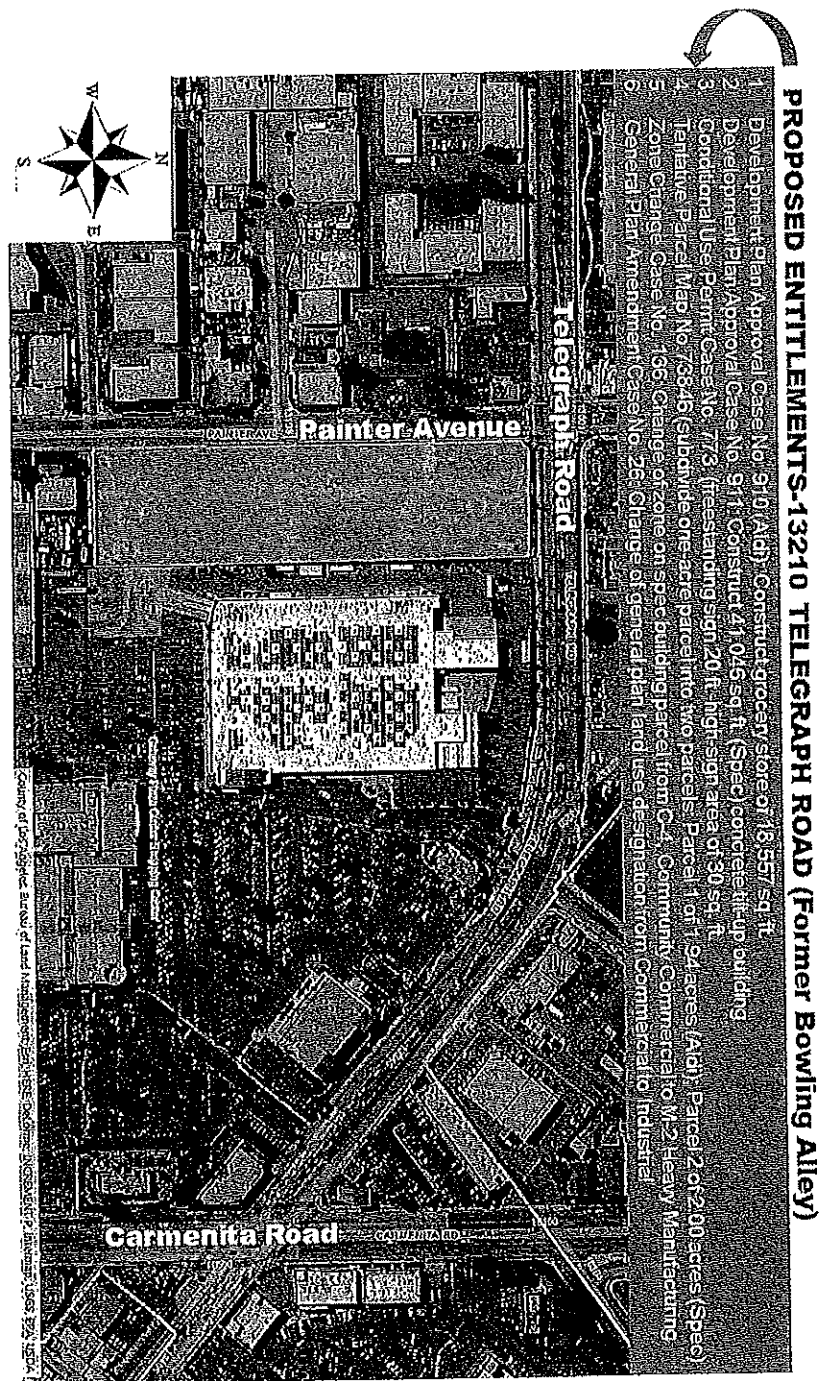
3. That the request for TPM 73846 is to subdivide an existing one-acre parcel of 4.05-acres (Gross) into two parcels: Parcel 1 of 1.94-acres (Net) and Parcel 2 of 2.00-acres (Net)).

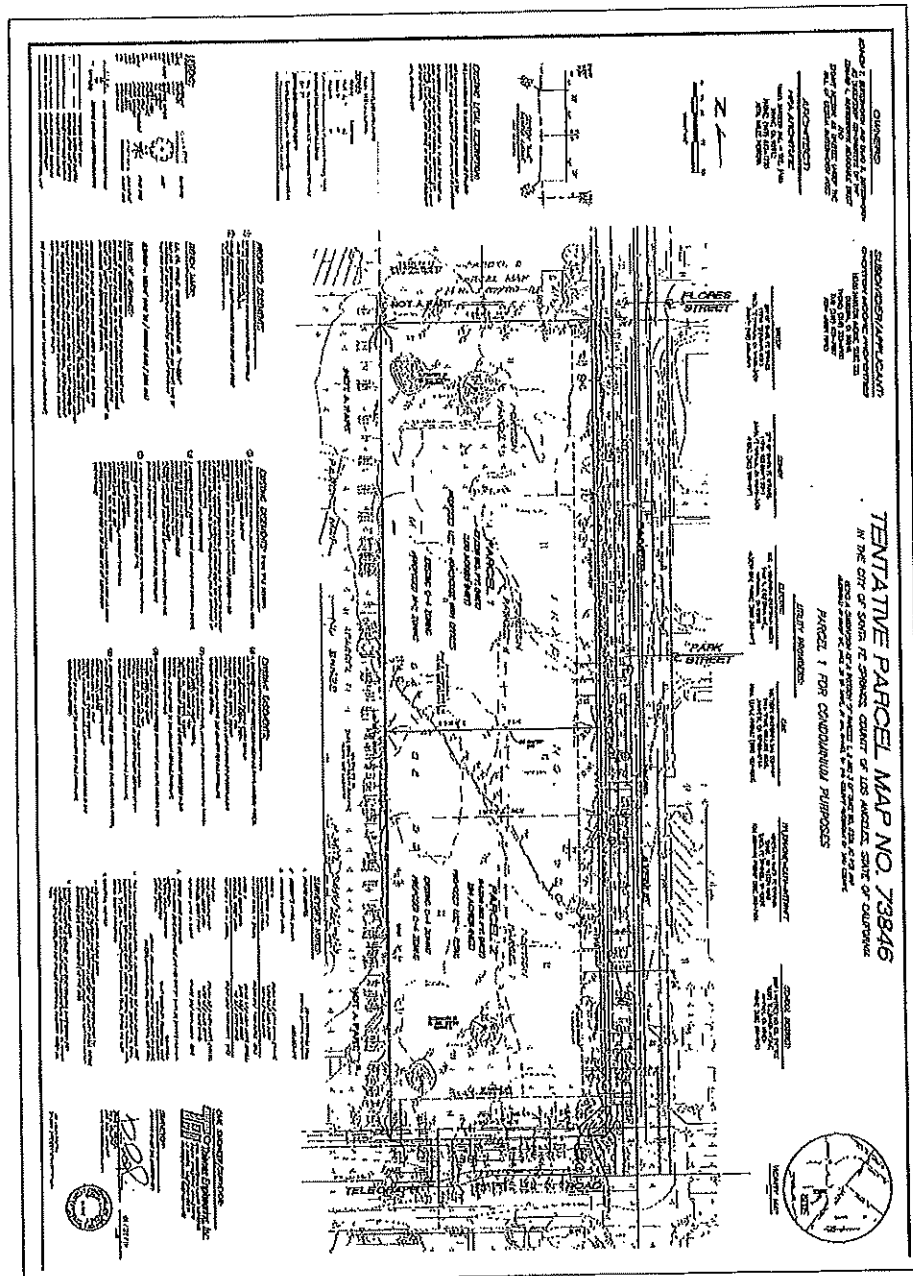
4. That Tentative Parcel Map No. 73846 shall expire 24 months after Planning Commission approval, on May 9, 2016, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City Council of the City of Santa Fe Springs for approval.
5. That as a condition for approval for Tentative Parcel Map No. 73846, the "Subdivider," Overton Moore Properties, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding the City shall promptly notify Subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
6. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

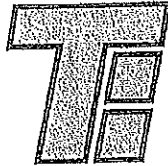

Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Proposed Tentative Parcel Map (TPM 73846)
3. Sample Noninterference Letter
4. Radius Map for Public Hearing Notice
5. Public Hearing to Newspaper-Ad Confirmation
6. Tentative Parcel Map Application







Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING

January 18, 2016

Land Development Division
County of Los Angeles
900 S. Fremont Ave., 3rd Flr.
Alhambra CA 91803

Job Number: 3397

Re: Request for letter of non-Interference

We Transmit: One (1) Copy of Final Parcel Map No. 73846
One (1) Copy of Easement Document (Instrument No. 4009, O.R.)
One (1) Copy of State of California Subdivisions Map Act (S.M.A.) Section 66436

To whom it may concern,

In compliance with Section 66436 (a) 3 (A) (i-viii) of the Subdivision Map Act (S.M.A.), we forward to you, as an entity or holder of easement(s), right(s)-of-way, or interest(s) in the subject property, the attached items to request a letter of non-Interference of said easement(s).

Your options pertaining to the recordation of the subject Final Map are explained in the enclosed Section of the Subdivision Map Act (S.M.A.).

Please address any correspondence regarding this matter to the City of Santa Fe Springs, in care of our office, so that it could be addressed/processed prior to map recordation.

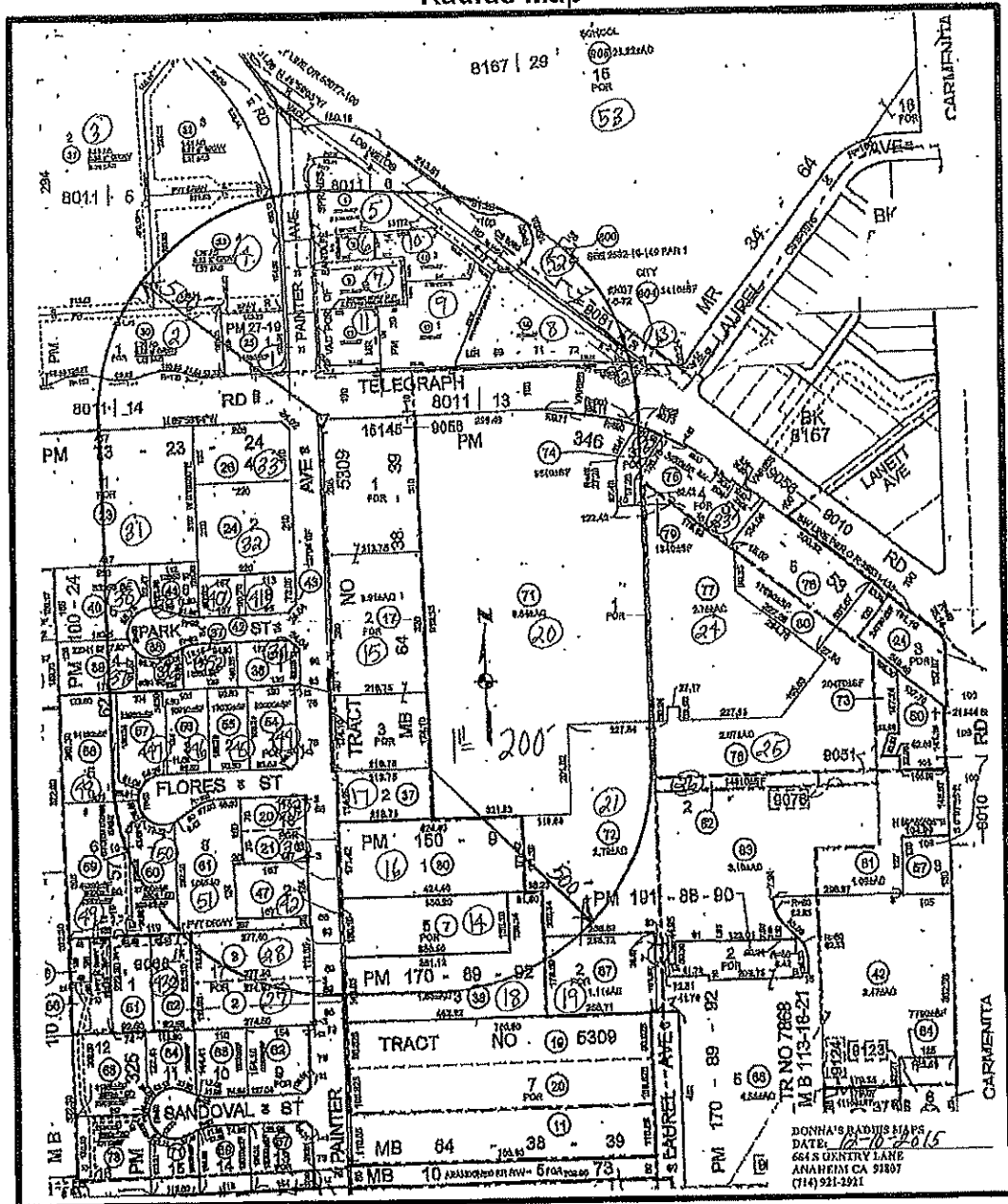
If you should have any questions or require further information, please do not hesitate to call.

Thank you,

Sarah Bova
Project Planner
sarah@thieneseng.com

14349 Firestone Blvd. • La Mirada, CA 90638 • Tel: (714) 521-4811 • Fax: (714) 521-4173

Radius Map



Advertising Order Confirmation

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing at a regular meeting on Monday, May 9, 2016 at 6:00 p.m. in the City Council Chambers within City Hall located at 11710 Telegraph Road, Santa Fe Springs, California 90670. The hearings will be to consider the following:

PUBLIC HEARING RE: Development Plan Approval (DPA) Case Nos. 910 & 911; Conditional Use Permit (CUP) Case No. 773; Tentative Parcel Map (TPM) 73846; General Plan Amendment (GPA) Case No. 26; and Zone Change (ZC) Case No. 136.

DPA 910: A request for development plan approval to construct a ±18,557 sq. ft. grocery store building (ALDI) and appurtenant improvements on 1.94 acres of a 3.94-acre property at 13210 Telegraph Road (APN: 8011-013-017), in the C-4 Community Commercial Zone; and

CUP 773: A request to allow the construction of a freestanding sign measuring 20 ft. high with a sign area of 30 sq. ft., for Aldi supermarket, on 1.94-acre of a 3.94-acre property; and

DPA 911: A request for development plan approval to construct a concrete lift-up building of ±41,197 sq. ft. and appurtenant improvements on 2.00 acres of a 3.94-acre property at 13210 Telegraph Road; and

TPM 73846: A request for approval to subdivide an existing single parcel of 3.94-acres into two parcels: Parcel 1 of 1.94-acres and Parcel 2 of 2.00-acres. Parcel 1 is to be developed with a ±18,557 sq. ft. Aldi supermarket and Parcel 2 for a ±41,197 sq. ft. concrete lift-up, spec building; and

GPA 26: A request to change the existing General Plan Land Use designation of Commercial to Industrial on 2.00-acres (Parcel 2) of a 3.94-acre property at 13210 Telegraph Road; and

ZC 136: A request to change the existing Zoning of C-4, Community Commercial to M-2, Heavy Manufacturing on 2.00-acres (Parcel 2) of a 3.94-acre property at 13210 Telegraph Road.

At the May 9, 2016, public hearing meeting, the Planning Commission will make a recommendation to the legislative body, the City Council, to approve GPA 26 and ZC 136. Therefore, NOTICE IS HEREBY GIVEN that the City Council of the City of Santa Fe Springs will hold a Public Hearing at a regular meeting on Thursday, May 26, 2016 at 6:00 p.m. in the City Council Chambers within City Hall located at 11710 Telegraph Road, Santa Fe Springs, California 90670. The hearings will be to consider the following: GPA 26 and ZC 136.

CEQA STATUS: An Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program has been prepared to study the potential environmental impacts associated with the proposed entitlements. The Project is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5. To view the environmental documents online visit <http://www.santafesprings.org/> and/or click on the link or copy the link into your web browser: http://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp.

ALL INTERESTED PERSONS are invited to attend the public hearing and express opinions upon the items listed above. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs City Clerk, Planning Commission or City Council at, or prior to the Public Hearing.

FURTHER INFORMATION on the above-described projects and environmental document may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, California or by contacting Wayne M. Morrell, Director of Planning, at (562) 868-0311, Extension 7362, or e-mail wmorrell@santafesprings.org.
Pub: April 28, 2016 Whittier Daily News Ad#796385



City of Santa Fe Springs

SUBDIVISION/TRACT/PARCEL MAP APPLICATION AND OWNER'S STATEMENT

All applications, plans, maps, exhibits, and other documents must be accurate and complete for submission to the Planning and Development Department. Instructions for filing the Subdivision application are attached to this application, which contain general information, definitions, public hearing requirements, processing procedures and required fees. In addition, further supporting documents may be required upon the discretion of the Planning and Development Department. If the application is determined to be incomplete, the Planning and Development Department will notify the applicant via mail detailing the required document(s). Submission of an incomplete application will impede and prolong the application process.

PROPERTY LOCATION:

Address: The property is located at the southeast corner of Telegraph Road and Painter Avenue, APN
Assessor's Parcel Number: THE WESTERLY 216.75 FEET OF LOTS 1, 2 AND 3 OF TRACT NO. 5309, IN THE CITY OF SANTA FE SPRINGS,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 64 PAGE 38 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY, APN 8011-013-017

PURPOSE OF PARCEL (SUBDIVISION) MAP & LEGAL DESCRIPTION:

The current parcel is 4.05 acres. The proposed parcel map will create two parcels, a 2.02 acre northern parcel and a 2.03 southern parcel. The Applicant is also requesting a Change of Zone and a General Plan Amendment for the southern parcel.

PROJECT AND LAND USE DATA:

Existing Land Use: Vacant Land.

	(Existing)	(Proposed)
Zoning Classification:	Commercial C-4 Community	Northern Parcel - Commercial C-4 Community Southern Parcel - Manufacturing M-2 Heavy

Intended Land Uses of Lots within the Subdivision

Northern Parcel - Commercial Use
Southern Parcel - Industrial/Manufacturing Use

General Plan Land Use Classification:

(Existing) Commercial C-4 Community (Proposed) Northern Parcel - Commercial, Southern Parcel - Industrial

Surrounding Land Uses:

North: Commercial
 South: Industrial
 East: Commercial
 West: Industrial

Existing No. of Lots:

(1) One

Proposed No. of Lots:

(2) Two

Page 1

Lot Area-per Parcel (S.F./Acres):
 (Existing Parcel) 176,441 S.F. / 4.05 Acres (Proposed Parcels) North - 88,188 S.F. / 2.02 Acres and South 88,253 S.F. / 2.03 Acres

Building (Footprint) Area-per Parcel:
 North - 18,557 S.F. and South 41,340 S.F.

Are dedications or public improvements required?
 (Existing Parcel) 176,441 S.F. / 4.05 Acres (Proposed Parcels) North - 88,188 S.F. / 2.02 Acres and South 88,253 S.F. / 2.03 Acres

PROJECT FINDING:

After submittal of the completed application, Planning and Development staff will review all documents prior to scheduling a public hearing at the earliest agenda before the Planning Commission of the City of Santa Fe Springs. The application will be evaluated based on the proposed (parcel map) subdivision, public testimony at the hearing, and the finding listed below (Subdivision Map Act, Section 66474). Please provide support for the required findings below and additional comments. Please

PROJECT FINDING	YES	NO	COMMENTS
Is the proposed map consistent with applicable general and specific plans?	X		
Is the design or improvement of the proposed subdivision consistent with applicable general or specific plans?		X	In conjunction with this TPM, the applicant is processing applications for a Zone Change and General Plan Amendment.
Is the site physically suitable for the proposed density of development?	X		
Is the design of the subdivision or the proposed improvements likely to cause substantial environmental damage or likely to injure fish or wildlife or their habitat?		X	
Is the design of the subdivision or the type of improvements likely to cause serious public health problems?		X	
Will the design of the subdivision or the type of improvements conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision?		X	

UTILITIES:

Grading: Is any grading of lots contemplated? Yes (If yes, show details on the tentative map.)

Water: What provisions are being made to provide an adequate water system?
 Water is currently in the street and stubbed onto the property.

Sewer: What provisions are being made to provide an adequate sewer system?
 Sewer is currently in the street and stubbed onto the property.

Gas and Electricity: Are the appropriate utility companies being contacted to ensure service to the subject property?
 Yes

Streets: Will each resulting parcel or lot front on a dedicated and improved street? Yes

Have you discussed street improvement requirements with the Department of Public Works? Yes

Deed Restrictions: State nature of deed restrictions, existing and proposed: None

RESPONSIBLE PARTIES:

Gas Agency:	Southern California Gas Company	Water Agency:	City of Santa Fe Springs
Address:	The Gas Co.	Address:	11710 Telegraph Rd.
	1919 South State College Blvd.		Santa Fe Springs, CA 90870
	Anaheim, CA 92806	E-mail:	frankbeach@santafesprings.org
E-Mail:	rllopez2@southernillius.com	Contact Person:	Frank Beach
Contact Person:	Ryan Lopez	Phone Number:	662-888-9511
Phone Number:	714-634-5087		

Buyer Agency:	City of Santa Fe Springs	Electric Agency:	SCE
Address:	11710 Telegraph Rd.	Address:	9901 Geary Avenue
	Santa Fe Springs, CA 90870		Santa Fe Springs, CA 90870
E-Mail:	frankbeach@santafesprings.org	E-Mail:	Reynaldo.moreno@sce.com
Contact Person:	Frank Beach	Contact Person:	Reynaldo Moreno
Phone Number:	662-888-9511	Phone Number:	662-903-3185

THE APPLICATION IS BEING FILLED BY:

Record Owner of the Property
☒ Authorized Agent of the Owner (Written authorization must be attached to application.)

STATUS OF AUTHORIZED AGENT (Engineer, Attorney, Purchaser, Developer, Lessee, etc.): Purchaser

I HEREBY CERTIFY THAT the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

SIGNED: 

(If signed by other than the Record Owner, written authorization must be attached to this application.)

OWNER AGENT
 Name: Overton Moore Properties
 Contact: Jason Hines
 Address: 10300 South Hamilton Avenue, Suite 200
 City: Gardena
 State: CA
 Zip Code: 90248
 Phone: 310-354-2471
 E-Mail: jhines@omprop.com

RECORD OWNER
 Name: c/o Overton Moore Properties
 Contact: Jason Hines
 Address: 10300 South Hamilton Avenue, Suite 200
 City: Gardena
 State: CA
 Zip Code: 90248
 Phone: 310-354-2471
 E-Mail: jhines@omprop.com

ENGINEER LICENSE SURVEY
 Name: Thlenes Engineering, Inc.
 Contact: Sarah Boya
 Address: 14340 Folsome Blvd
 City: La Mirada
 State: CA
 Zip Code: 90638
 Phone: 714-521-4811
 E-Mail: Sarah@thleneseng.com

FOR DEPARTMENTAL USE ONLY	
TRACT/PARCEL MAP NO.:	73846
DATE FILED:	12/23/15
FILED THIS:	12/23/15
RECEIPT NO.:	1267118
APPLICATION COMPLETE?	

(D) Industrial uses.

(1) Industrial uses, including incidental office uses.

- (a) 0 - 20,000: one parking space per 500 square feet.
- (b) 20,001 - 100,000: one parking space per 750 square feet.
- (c) 100,001 - 200,000: one parking space per 1,000 square feet.
- (d) 200,001 and above: one parking space per 2,000 square feet.
- (e) Truck parking shall be required as per § 155.487(F).

100,000 square feet or more and there shall be one truck parking for every four truck docks.

(2) Notwithstanding the above, multi-tenant industrial units or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.



City of Santa Fe Springs

City Council Meeting

November 22, 2016

NEW BUSINESS

Police Services Staging Facility Renovation – Authorization to Advertise

RECOMMENDATIONS

1. That the City Council authorize the Director of Public Works to advertise for construction bids for the Renovation of the Police Services Staging Facility; and
2. That the City Council authorize the Director of Public Works to procure lockers from Tiffin Metal Products in the amount of \$47,276.00

BACKGROUND

Pursuant to City Council direction, staff has prepared plans and specifications for the renovation of the Police Services Staging Facility located at the Municipal Services Yard. The original facility renovation project scope of work was limited to the removal and replacement of the men's and women's lockers which house public safety equipment, uniforms, firearms, etc.

Pursuant to CIP Subcommittee evaluation and direction, the original scope of the project was expanded to include the following additional improvements:

1. Renovation of the men's and women's showers;
2. Ceramic tile flooring throughout the facility;
3. Modifications to the men's and women's restrooms (new tile and countertops) for Americans with Disabilities Act (ADA) compliance;
4. A new roll-down fire door, including structural and electrical modifications for Fire Code compliance;
5. An interim Police Services Staging facility in the adjacent Exercise Room and rental of portable restrooms;
6. Office work stations for the Sergeant and Corporal, furniture for the Briefing Room and entry way furniture including file cabinets and mail boxes for the Officers.

Modifications were made to the overall interior space based on input the Director of Police Services, police officers and staff. The intent of the renovation is to provide the officers more space for their equipment and personal belongings through better space design and layout, as well as updated fixtures and lockers.

The Plans and Specifications for the Police Services Staging Facility Renovation Project are available for review at the City Clerk's office.

Due to the specialized nature of the lockers for the Police Services Staging Facility, it was determined that the lockers would be purchased separately and installed by the

Report Submitted By: Noe Negrete, Director
Public Works

Date of Report: November 17, 2016

manufacturer. Staff solicited three (3) bids from manufacturers to provide thirty three (33) lockers, including installation.

The following three bids were received:

<u>Vendor Name</u>	<u>Total Amount</u>
1. FASO, Inc., Ham Lake, MN	\$41,525.00 (excludes installation)
2. Tiffin Metal Products, Tiffin OH	\$47,276.00
3. McMurray Stern, Santa Fe Springs, CA	\$138,906.72

Staff has reviewed the proposals and recommends that the City Council authorize Staff to purchase the lockers (including installation) from Tiffin Metal Products. This is a highly reputable firm that also provided and installed the lockers for the Whittier Police Department headquarters. As reflected in the bid summary, FASO was the lowest bidder for the amount of the lockers, but they were unable to provide installation, deeming them non-responsive.

FISCAL IMPACT

The Police Services Staging Facility Renovation Project is in the approved Capital Improvement Plan (CIP) with an original budget of \$158,000 for the removal and replacement of the lockers. Staff is anticipating recommending an additional appropriation at the time of the award of the contract. The estimated cost of the project is \$291,000 which includes construction, purchase of lockers and all temporary facilities required during construction. Additional funds are available from the Bond Funds for Capital Projects.

Construction	\$ 142,000.00
Lockers	\$ 48,000.00
Interim Facilities	\$ 36,000.00
Engineering	\$ 19,500.00
Inspection	\$ 19,500.00
Contingency	\$ 26,000.00
Total	\$ 291,000.00

INFRASTRUCTURE IMPACT

Renovation of the Police Services Staging Facility will provide improved accommodations and work space for police officers and staff that are deployed to protect and serve the community.


Thaddeus McCormack
Executive Director

Attachments:
None



City of Santa Fe Springs

City Council Meeting

November 22, 2016

NEW BUSINESS

Agreement with Blais & Associates for Grant Research and Writing Services

RECOMMENDATION: That the City Council authorize the City Manager to execute an agreement with Blais & Associates for grant research and writing services for a term beginning January 1, 2017 and ending June 30, 2017.

BACKGROUND

Subsequent to "the Great Recession" and the elimination of Redevelopment, the City has significantly reduced staff. While those reductions were necessary to maintain the City's fiscal viability - and while the resultant staffing levels have allowed the City to continue the delivery of essential services at a high level - fewer staff has meant that our ability to do certain things, like Grant writing, has been challenged. In areas where Grant funding is more abundant, such as Public Safety and Childcare, our staff has done an exemplary job of pursuing and securing grant funds. However, with regard to identifying and pursuing grants in more competitive areas, we have not been as successful. Accordingly, I am recommending contracting with a Grant Writing firm to help the City better take advantage of potential grant fund resources.

Staff has researched various Grant Writing Consultants and talked to surrounding cities who utilize such consultants, and has identified Blais & Associates as being the best fit for Santa Fe Springs.

Grant writing services offered by Blais & Associates include researching grant funding opportunities, reaching out to local community foundations for specialized funding, and preparing the full grant application from the initial brainstorming concepts to submitting the full application. These activities would make it possible for the City to pursue and be credible contenders for competitive grant funding. Consequently, staff is requesting that the City Council approve a not-to-exceed \$30,000 agreement with Blais and Associates for a 6 month trial period. If the provided services are beneficial to the City, we would bring forth an agreement to provide services on an annual basis.

Blais & Associates (B&A): Founded in 2000, located in Irvine, B&A is a full service grant management firm. This firm only writes competitive proposals (i.e., not formula or capacity grants, such as the Public Safety and Childcare grants that the City has been able to and expects to continue to secure). An individual grant writer would be assigned to work with City staff to allow familiarity with staff and Santa Fe Springs' specific needs. B&A would be responsible for performing daily research and assisting in the decision making process on whether identified grants are pursued. If directed to do so, the firm would write the grants and may provide grant management.

Fees: B&A researches regional, State, and Federal grants daily. Hours dedicated to this function are billed uniformly among all clients; currently divided among 18 clients. These hours vary and include B&A communications with City staff to determine whether to proceed with a particular grant. Costs associated with research activities are estimated at \$600 per month. If the City determines to pursue a grant, B&A's hourly rate and costs apply. The hourly rate is \$100 per hour with mileage billed at the current IRS rate. Other costs such as travel, copies, telephone, and postage are billed at costs.

B&A has submitted a proposal (Attached) that estimates expenditures at \$23,600 for the six month period. I am suggesting that the City enter into a not-to-exceed contract in the amount of \$30,000 to account for contingencies.

FISCAL IMPACT

Funds in the amount of \$30,000 will be allocated from the City's FY 2016/17 undesignated general fund balance. If successful in securing grant funds, the City will receive an amount substantially greater in return.



Thaddeus McCormack
City Manager

Attachment:

B&A Proposal
Agreement

Blais & Associates
professional grant management

7545 Irvine Center Drive
Suite 200
Irvine
California, 92618
P (949) 589-6338
www.blaisassoc.com

December 11, 2015

Mr. Jose Gomez, Finance Director
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Subject: Blais & Associates Proposal for the Provision of Grant Services

Dear Mr. Gomez:

It was a pleasure meeting with you and City Manager Thaddeus McCormack via conference call earlier last week. Blais & Associates, Inc. (B&A) is pleased to provide this proposal for grant related services. As mentioned, B&A provides services on a cafeteria basis and the City is free to select those services that meet your needs. To optimize our ability to secure funding for the City, we strongly recommend conducting a Needs Assessment and joining our pool of clients utilizing our research services. This ensures that we can quickly identify grant programs that meet your needs, and you will have confidence that we are not missing grant opportunities for which you might be competitive. In light of the desire to test or evolve our services over the next few months, this proposal is tailored for Santa Fe Springs and is unique to those provided to other clients.

B&A proposes to provide the following services:

- Developing a Needs Assessment;
- Grant research (limited during the trial period) and Fact Sheet distribution;
- Monthly Grant Activity Report (GAR) calls and on-demand "go" / "no go" consultation;
- Developing grant applications; and
- Grant administration, as requested.

GRANT RESEARCH, WRITING, & MANAGEMENT SERVICES

The above activities are consistent with our business model and "best practices" and we are confident we will be successful for you and the City in the long-term. As we discussed, we provide services on a "fee-for-service" basis and we bill in 15-minute increments. We do not employ a retainer service. You will only pay for actual time spent and minor direct expenses (e.g. copies, express mail delivery, etc.). This pricing method ensures that you are not spending resources when the grant season is "slow" or when you need less technical assistance, etc. This method also provides you with long-term savings and control over your grant program.

When you decide to utilize our services for grant writing, we will develop a not-to-exceed quote that details all activities we will perform and the hours necessary for our staff to complete the assignment as independently as possible but with support for areas that clearly need staff input, etc. After everyone is in agreement with the estimate, you will provide a Notice to Proceed, which gives us permission to work with your staff and developing a competitive grant application.

The attached proposal recommends a trial period from January 1, 2016 through June 30, 2016. B&A's proposal for this trial period includes the Needs Assessment (\$5,000) and limited participation in the research pool (reduced price with support limitations for \$600/month). Grant applications can be handled on a task order, or individual purchase order, as the program progresses. Post award administration will depend on the number of grants received by the City and your determination on when B&A's assistance is needed. Please see the attached for additional details.

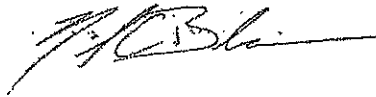
Subsequent to the trial period, this letter proposal includes a budget for on-going grant services for your information. This proposal could become effective starting July 1, 2016.

We look forward to working with the City of Santa Fe Springs. Should you have any questions about the proposal, please do not hesitate to contact me at (949) 322-3055. I look forward to your feedback.

Mr. Jose Gomez
City of Santa Fe Springs
Page 3 of 8

Blais & Associates
professional grant management

Sincerely,



Neil C. Blais
President and CEO

/NB

**Proposal for Grant Related Services
Trial Period - January 1, 2016 through June 30, 2016**

- **Development of a Needs Assessment.** Scope of work includes meeting with City staff and indentifying project needs and goals for the next several years. B&A will review the City's CIP, and obtain other relevant information to create a matrix of projects and goals. B&A will also review the list of historic grants awarded to the City. Project and program needs will be aligned with grant programs at all levels: federal, state, regional, and not-for-profit foundations. As discussed, the Needs Assessment will guide research and discussions with staff. We estimate 45 hours for development of the Needs Assessment, which is approximately \$4,500 plus travel expenses (estimated to be less than \$500). **Total of \$5,000.** Please note that this is a one-time charge and the Needs Assessment is kept current within the grant research and consultation budget noted below.
- **Grant Monitoring/Fact Sheet Distribution/Monthly Grant Call.** B&A will provide monitoring services for all applicable federal, state, regional, and non-profit (project specific) grant funding opportunities and we will alert staff when an announcement is released. Notifications will include identification of projects that the grant may fund. Notification of the open solicitations will be provided in the form of summary Fact Sheets. B&A will maintain a Grant Activity Report (GAR), and will provide monthly grant coordination conference calls. The GAR allows the City Manager to keep the City Council aware of the grant activities within the City and ensures that everyone is aware of the cost and benefit of the program.

Typically, the research effort is approximately 6-8 hours per month (\$600-\$800) (again as part of the research pool). Consulting support to staff may add 6-8 hours per month (\$600-\$800) depending on the time involved with speaking with City staff and responding to their questions. For the period of January 1, 2016 through June 30, 2016, B&A will provide Fact Sheets for programs identified in the Needs Assessment and the GAR conference call for \$600/ month. Any specific requests for consulting support or assistance with the "go" and "no go" determination from the City, approved by the City Manager or his designee, will be charged on a 15 minute increment based on the rate sheet (Table 3).

- **Grant Writing.** This effort includes assisting with grant writing and staff coordination. B&A will provide a not-to-exceed estimate for each grant effort. Based on our experience with cities of similar services, during the trial period, we anticipate that the City may pursue two (2) grants of mid-level complexity. Utilizing this assumption, B&A estimates 75 hours per mid-level application or an annual charge of up to **\$15,000**. It is important to note that B&A will only charge as grants are developed. This budget is an estimate for the City's budgeting purposes only and may not reflect the final level of effort. All quotes will be based on the attached rate sheet.
- **Grant Administration.** B&A can assist with the management of grants following an award. We are proud of the fact that we have not had a single audit finding on any grant program B&A has administered to date. When administering a grant, B&A will provide an estimate for the effort. In some cases, the cost of managing the grant can be paid for by the grant. In other cases, this charge can be used as the City's match for the program. B&A will develop a Timeline and Checklist so the City is aware of the reporting requirements and reporting due dates. B&A will work with the department to ensure that the Project Manager understands critical issues including procurement requirements, Davis Bacon (when applicable), and invoicing requirements from subcontractors. B&A will work with the Finance Department to ensure that force labor is properly accounted and invoices are properly coded for the program. B&A will develop and provide an audit binder to the City in case the grant is audited by the agency. The audit binder will contain all documentation that the audit team will need at the time of the audit, as it relates to the grant.

Table 1: Budget Estimate Summary
January 1, 2016 – June 30, 2016

Activity	Estimated Hours	Estimated Expenses	Estimated Budget
Needs Assessment	45/one time	\$500	\$5,000
Grant Monitoring	12-16/month	Included	\$3,600
Grant Writing	Per grant	Included	\$15,000 (est.)
Grant Administration	Per Program	Included	Variable ¹
Total (January 1, 2016 – June 30, 2016)			\$23,600

1. Administrative costs may be paid for by the grant program if requested in the application.

**Proposal for Grant Related Services
July 1, 2016 through June 30, 2017**

- **Grant Monitoring/Fact Sheet Distribution/Monthly Grant Call.** B&A will provide monitoring services for all applicable federal, state, regional, and non-profit (project specific) grant funding opportunities and we will alert staff when an announcement is released. Notifications will include identification of projects that the grant may fund. Notification of the open solicitations includes a summary Fact Sheets (please see the SOQ sent to you earlier), coordination with Department staff discussing the “go” or “no-go” decision, and responding to questions from staff. B&A will maintain a Grant Activity Report (GAR) and will provide monthly grant coordination conference calls. The GAR allows the City Manager to keep the City Council aware of the grant activities within the City and ensures that everyone is aware of the cost and benefit of the program. Typically, the research effort is approximately 6-8 hours per month (\$600-\$800) (again as part of the research pool). Consulting support to staff may add 6-8 hours per month (\$600-\$800) depending on the time involved with speaking with City staff and responding to their questions. **Typically, the monthly research cost will run between \$1,200 and \$1,600 or a total of between \$14,400 and \$19,200 over a fiscal year.**
- **Grant Writing.** This effort includes assisting with grant writing and staff coordination. B&A will provide a not-to-exceed estimate for each grant effort. Based on our experience with cities of similar services, we anticipate that the City may pursue four (4) grants of mid-level complexity. Utilizing this assumption, B&A estimates 75 hours per mid-level application or an annual charge of up to **\$30,000**. It is important to note that B&A will only charge as grants are developed. This budget is an estimate for the City’s budgeting purposes only and may not reflect the final level of effort. All quotes will be based on the attached rate sheet.
- **Grant Administration.** B&A can assist with the management of grants following an award. We are proud of the fact that we have not had a single audit finding on any grant program B&A has administered to date. When administering a grant, B&A will provide an estimate for the effort. In some cases, the cost of managing the grant can be paid for by the grant. In

other cases, this charge can be used as the City's match for the program. B&A will develop a Timeline and Checklist so the City is aware of the reporting requirements and reporting due dates. B&A will work with the department to ensure that the Project Manager understands critical issues including procurement requirements, Davis Bacon (when applicable), and invoicing requirements from subcontractors. B&A will work with the Finance Department to ensure that force labor is properly accounted and invoices are properly coded for the program. B&A will develop and provide an audit binder to the City in case the grant is audited by the agency. The audit binder will contain all documentation that the audit team will need at the time of the audit, as it relates to the grant.

Table 2: Budget Estimate Summary
July 1, 2016 through June 30, 2017

Activity	Estimated Hours	Estimated Expenses	Estimated Budget
Grant Monitoring	12-16/month	Included	\$14,400-\$19,200
Grant Writing	Per grant	Included	\$30,000 (est.)
Grant Administration	Per Program	Included	Variable ¹
Total (July 1, 2016-June 30, 2017)			\$44,400-\$49,200

1. Administrative costs may be paid for by the grant program if requested in the application.

The above activities are consistent with our business model and "best practices" and we are confident we will be successful for you and the City in the long-term. As we discussed, we provide services on a "fee-for-service" basis and we bill in 15-minute increments. We do not employ a retainer service. You will only pay for actual time spent and minor direct expenses (e.g. copies, express mail delivery, etc.). This pricing method ensures that you are not spending resources when the grant season is "slow" or when you need less technical assistance, etc. This method also provides you with long-term savings and control over your grant program.

When you decide to utilize our services for grant writing, we will develop a not-to-exceed quote that details all activities we will perform and the hours necessary for our staff to complete the assignment as independently as possible but with support for areas that clearly need staff input, etc. After everyone is in agreement with the estimate, you will provide a Notice to Proceed, which gives us permission to work with your staff and developing a competitive grant application.

The attached proposal recommends a trial period from January 1, 2016 through June 30, 2016. B&A's proposal for this trial period includes the Needs Assessment (\$5,000) and limited participation in the research pool (reduced price with support limitations for \$600/month). Grant applications can be handled on a task order, or individual purchase order, as the program progresses. Post award administration will depend on the number of grants received by the City and your determination on when B&A's assistance is needed. Please see the attached for additional details.

Subsequent to the trial period, this letter proposal includes a budget for on-going grant services for your information. This proposal could become effective starting July 1, 2016.

We look forward to working with the City of Santa Fe Springs. Should you have any questions about the proposal, please do not hesitate to contact me at (949) 322-3055. I look forward to your feedback.

**AGREEMENT FOR
PROFESSIONAL SERVICES
City of Santa Fe Springs**

**THIS AGREEMENT is made and entered into this ____ day of
November 2016 by and between the City of Santa Fe Springs, a municipal corporation
("City") and Blais & Associates, Incorporated ("Consultant").**

R E C I T A L S

A. City desires to utilize the services of Consultant as an independent contractor to provide grant writing and grant administration services.

B. Consultant represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

C. City desires to retain Consultant and Consultant desires to serve City to perform these services subject to the terms contained herein and all applicable.

NOW, THEREFORE, in consideration of performance by the parties of the mutual promises, covenants, and conditions herein contained, the parties hereto agree as follows:

1. Consultant's Services.

1.1 Scope of Services. Consultant shall perform the professional services necessary to provide grant writing and grant administration services as more particularly described in Exhibit B, attached hereto and incorporated herein by this reference as though set forth in full.

1.2 Personnel. Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services under this Agreement. All of the services required under this Agreement will be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services.

1.3 Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Consultant Representative shall be Andrea Owen (the "Consultant Representative").

1.4 Time of Performance. Consultant shall commence the services contemplated under this Agreement immediately upon receipt of a request for such services from the City Representative and shall perform and complete each task listed during and by the times indicated.

2. Term of Agreement. The term of this Agreement shall be from _____, 20____, through _____, 20____, unless sooner terminated as provided in Section 13 herein.

3. Compensation. City shall compensate Consultant at the hourly and reimburseable rates provided in Exhibit C. The maximum amount of compensation and reimbursement for expenses the City shall pay Consultant shall be \$30,000 unless the City Council shall authorize a greater sum. The City shall not withhold federal or state payroll and other required taxes, or other authorized deductions from each payment made to the Consultant.

4. Method of Payment.

4.1 Invoices. Not later than the fifteenth (15th) day after the end of each month Consultant shall submit to City invoices for all services performed and the expenses incurred pursuant to this Agreement during the previous month. The invoices shall describe in detail the services rendered during the period and shall show the days worked, number of hours worked and tasks performed each day, the hourly rates charged, and the milestone achievements accomplished, if any, during the month. City shall review such invoices and notify Consultant in writing within ten (10) business days of any disputed amounts.

4.2 Payment. City shall pay all undisputed portions of the invoice within thirty (30) calendar days after receipt of the invoice up to the maximum amount set forth in Section 3.

4.3 Audit of Records. Upon City providing 24-hour prior notice, Consultant shall make all records, invoices, time cards, cost control sheets and other records maintained by Consultant in connection with this Agreement available to City for review and audit by the City. City may conduct such review and audit at any time during Consultant's regular working hours.

5. Standard of Performance. Consultant shall perform all services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

6. Ownership of Work Product. All reports, documents or other written material developed by Consultant in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon its use or dissemination by City. Such material shall not be the subject of a copyright application by Consultant. Any alteration or reuse by City of any such materials on any project other than the project for which they were prepared shall be at the sole risk of City unless City compensates Consultant for such reuse.

7. Status as Independent Contractor. Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents

shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City, provided, however, that nothing contained in this provision shall be construed or interpreted so as to deprive Consultant of any and all defenses or immunities available to public officials acting in their official capacities. Consultant agrees to pay all required taxes on amounts paid to Consultant under this Agreement, and to indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant shall fully comply with the workers' compensation law regarding Consultant and Consultant's employees. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with applicable workers' compensation laws. City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this Section 7.

8. Confidentiality. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant to any person or entity without prior written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this section shall survive the termination of this Agreement.

9. Conflict of Interest. Consultant and its officers, employees, associates and subconsultants, if any, will comply with all conflict of interest statutes of the State of California applicable to Consultant's services under this agreement, including, but not limited to, the Political Reform Act (Government Code Sections 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant shall retain the right to perform similar services for other clients, but Consultant and its officers, employees, associates and subconsultants shall not, without the prior written approval of the City Manager, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subconsultants to abstain from a decision under this Agreement pursuant to a conflict of interest statute.

10. Indemnification. Consultant agrees to indemnify, defend and hold harmless City, and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors and assigns in accordance with the Indemnification and Hold Harmless Agreement and Waiver of Subrogation and Contribution attached hereto as Exhibit A and incorporated herein by this reference. Consultant agrees that Consultant's covenant under this Section 10 shall survive the expiration or termination of this Agreement.

11. Insurance.

11.1. Consultant shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, with an insurance company admitted to do

business in California, rated "A" or better in the most recent Best's Key Insurance Rating Guide, and approved by City, (1) a policy or policies of broad-form commercial general liability insurance with minimum limits of \$1,000,000 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by Consultant, its officers, employees, agents, and independent contractors in performance of services under this Agreement; (2) automobile liability insurance, with minimum combined single limits coverage of \$1,000,000; (3) professional liability (errors and omissions) insurance, with minimum combined single limits coverage of \$1,000,000, on a form approved by the City Attorney; and (4) workers' compensation insurance with a minimum limit of \$1,000,000 or the amount required by law, whichever is greater. City, its officers, employees, attorneys, and designated volunteers shall be named as additional insureds on the policy(ies) as to commercial general liability bodily injury and property damage coverages and automobile coverages with respect to liabilities arising out of Consultant's work under this Agreement.

11.2 Each insurance policy required by this Section 11 shall be endorsed as follows: (1) the insurer waives the right of subrogation against City and its officers, employees, agents and representatives; (2) the policies are primary and non-contributing with any insurance that may be carried by City; and (3) the policies may not be canceled or materially changed except after thirty (30) days prior written notice by insurer to City. The endorsement requirements set forth in this subsection shall not apply to the professional liability policy required by this Section 11.

11.3 All insurance coverages shall be confirmed by endorsements as described above and are subject to the approval of City. The Consultant is required to file the certificates of insurance with City on or before the Effective Date of the awarded Agreement, and to thereafter maintain current certificates of insurance on file with the City Clerk.

12. Cooperation. In the event any claim or action is brought against City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance and cooperation which City might require.

13. Termination. Either party may terminate this Agreement for any reason without penalty or obligation on thirty (30) calendar days written notice to the other party. Consultant shall be paid for services satisfactorily rendered to the last working day the Agreement is in effect, and Consultant shall deliver all materials, reports, documents, notes, or other written materials compiled through the last working day the Agreement is in effect. Neither party shall have any other claim against the other party by reason of such termination.

14. Notices. Any notices, bills, invoices, or reports required by this Agreement shall be given by first class U.S. mail or by personal service. Notices shall be deemed received on (a) the day of delivery if delivered by hand or overnight courier service during Consultant's and City's regular business hours or by facsimile before or during Consultant's regular business hours; or (b) on the third business day following deposit in the United States mail, postage prepaid, to the addresses heretofore set forth in the Agreement, or to

such other addresses as the parties may, from time to time, designate in writing pursuant to the provisions of this section. All notices shall be delivered to the parties at the following addresses:

If to City: City Clerk
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90650
(562) 863-3741

If to Consultant: Blais & Associates, Inc.
7545 Irvine Center Drive, Suite 200
Irvine, CA 92618
(949) 589-6338

15. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor, or applicant for employment because of race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation. Consultant will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation.

16. Non-Assignability; Subcontracting. Consultant shall not assign or subcontract all or any portion of this Agreement. Any attempted or purported assignment or sub-contracting by Consultant shall be null, void and of no effect.

17. Compliance with Laws. Consultant shall comply with all applicable federal, state and local laws, ordinances, codes and regulations in the performance of this Agreement.

18. Non-Waiver of Terms, Rights and Remedies. Waiver by either party of any one or more of the conditions of performance under this Agreement shall not be a waiver of any other condition of performance under this Agreement. In no event shall the making by City of any payment to Consultant constitute or be construed as a waiver by City of any breach of covenant, or any default which may then exist on the part of Consultant, and the making of any such payment by City shall in no way impair or prejudice any right or remedy available to City with regard to such breach or default.

19. Attorney's Fees. In the event that either party to this Agreement shall commence any legal action or proceeding to enforce or interpret the provisions of this Agreement, the prevailing party in such action or proceeding shall be entitled to recover its costs of suit, including reasonable attorney's fees.

20. Exhibits; Precedence. All documents referenced as exhibits in this Agreement are hereby incorporated in this Agreement. In the event of any material

discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail.

21. Entire Agreement. This Agreement, and any other documents incorporated herein by specific reference, represent the entire and integrated agreement between Consultant and City. This Agreement supersedes all prior oral or written negotiations, representations or agreements. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by the parties which expressly refers to this Agreement.

[Signatures begin on next page]

IN WITNESS WHEREOF, the parties, through their respective authorized representatives, have executed this Agreement as of the date first written above.

By _____
Santa Fe Springs

Date: _____

By _____
Blais & Associates, Inc.

Date: _____

CITY OF SANTA FE SPRINGS

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT
AND WAIVER OF SUBROGATION AND CONTRIBUTION

Contract/Agreement/License/Permit No. or description:

Indemnitor(s) (list all names): Blais & Associates, Inc.

To the fullest extent permitted by law, Indemnitor hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless the City of Santa Fe Springs and its elected officials, officers, attorneys, agents, employees, volunteers, successors, and assigns (collectively "Indemnitees") from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accounts, attorneys, or other professionals and all costs associated therewith (collectively "Liabilities"), arising or claimed to arise, directly or indirectly, out of, in connection with, resulting from, or related to any willful or negligent act, failure to act, error, or omission of Indemnitor or any of Indemnitor's officers, agents, servants, employees, subcontractors, materialmen, suppliers or their officers, agents, servants or employees, arising or claimed to arise, directly or indirectly, out of, in connection with, resulting from, or related to the above-referenced special event permit (the "Permit") or the performance or failure to perform or comply with any term, provision, covenant, or condition of the Permit, including this indemnity provision. This indemnity provision is effective regardless of any prior, concurrent, or subsequent active or passive negligence by Indemnitees and shall operate to fully indemnify Indemnitees against any such negligence. This indemnity provision is in addition to any other rights or remedies which Indemnities may have under law. Indemnities may have under law. Indemnitor shall pay Indemnities for any attorneys fees and costs incurred in enforcing this indemnification provision. Notwithstanding the foregoing, nothing in this instrument shall be construed to encompass (a) Indemnities' active negligence or willful misconduct to the limited extent that the negligence to the limited extent that the underlying Agreement is subject to Civil Code Section 2782(a), or (b) the contracting public agency's active negligence to the limited extent that the underlying Agreement is subject to Civil Code Section 2782(b). This indemnity is effective without reference to the existence or applicability of any insurance coverages which may have been required under the Permit or any additional insured endorsements which may extend to Indemnities.

City Agrees to promptly inform Indemnitor in writing of any claim that City believes to be subject to this indemnification and Hold Harmless Agreement.

Indemnitor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnities, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to any willful or negligent activities or operations performed by or on behalf of the Indemnitor regardless of any prior, concurrent, or subsequent active or passive negligence by the Indemnities.

In the event there is more than one person or entity named in the Agreement as an Indemnitor, then all obligations, liabilities, covenants and conditions under this instrument shall be joint and several.

"Indemnitor"

Name: Neil C. Blais

Signature

Organization/Title

EXHIBIT B

SCOPE AND LEVEL OF SERVICES

1. **Development of a Needs Assessment.** Scope of work includes meeting with City staff and identifying project needs and goals for the next several years. B&A will review the City's CIP, and obtain other relevant information to create a matrix of projects and goals. B&A will also review the list of historic grants awarded to the City. Project and program needs will be aligned with grant programs at all levels: federal, state, regional, and not-for-profit foundations. As discussed, the Needs Assessment will guide research and discussions with staff. We estimate 45 hours for development of the Needs Assessment, which is approximately \$4,500 plus travel expenses (estimated to be less than \$500). Total of \$5,000. Please note that this is a one-time charge and the Needs Assessment is kept current within the grant research and consultation budget noted below.
2. **Grant Monitoring/Fact Sheet Distribution, Monthly Grant Call** B&A will provide monitoring services for all applicable federal, state, regional, and non-profit (project specific) grant funding opportunities and we will alert staff when an announcement is released. Notifications will include identification of projects that the grant may fund. Notification of the open solicitations will be provided in the form of summary Fact Sheets. B&A will maintain a Grant Activity Report (GAR) and will provide monthly grant coordination » conference calls. The GAR allows the City Manager to keep the City Council aware of the grant activities within the City and ensures that everyone is aware of the cost and benefit of the program.

Typically, the research effort is approximately 6-8 hours per month (\$600-\$800) (again as part of the research pool). Consulting support to staff may add 6-8 hours per month (\$600-\$800) depending on the time involved with speaking with City staff and responding to their questions. **For the period of January 1, 2016 through June 30, 2016, B&A will provide Fact Sheets for programs identified in the Needs Assessment and the GAR conference call for \$600/ month. Any specific requests for consulting support or assistance with the "go" and "no go" determination from the City, approved by the City Manager or his designee, will be charged on a 15 minute increment based on the rate sheet (Table 3).**

4. **Grant Writing.** This effort includes assisting with grant writing and staff coordination. B&A will provide a not-to-exceed estimate for each grant effort. Based on our experience with cities of similar services during the trial period, we anticipate that the City may pursue two (2) grants of mid-level complexity. Utilizing this assumption, B&A estimates 75 hours per mid-level application or an annual charge of up to \$15,000. It is important to note that B&A will only charge as grants are developed. This budget is an estimate for the City's budgeting purposes only and may not reflect the final level of effort. All quotes will be based on the attached rate sheet.
5. **Grant Administration.** B&A can assist with the management of grants following an award. We are proud of the fact that we have not had a single audit finding on any grant program B&A has administered to date. When administering a grant, B&A will provide an estimate for the effort. In some cases, the cost of managing the grant can be paid for by the grant. In other cases, this charge can be used as the City's match for the program. B&A will develop a Timeline and Checklist so the City is aware of the reporting requirements and reporting due dates. B&A will work with the department to ensure that the Project Manager understands critical issues including procurement requirements, Davis Bacon (when applicable), and invoicing requirements from subcontractors. B&A will work with the Finance Department to ensure that force labor is properly accounted and invoices are properly coded for the program. B&A will develop and provide an audit binder to the City in case the grant is audited by the agency. The audit binder will contain all documentation that the audit team will need at the time of the audit, as it relates to the grant.

Table 1: Budget Estimate Summary
January 1, 2016 – June 30, 2016

Activity	Estimated Hours	Estimated Expenses	Estimated Budget
Needs Assessment	45/one time	\$500	\$5,000
Grant Monitoring	12-16/month	Included	\$3,600
Grant Writing	Per grant	Included	\$15,000 (est.)
Grant Administration	Per Program	Included	Variable
Total (January 1, 2016 – June 30, 2016)			\$23,600

Schedule of Fees

DESCRIPTION	FEE
Staffing/Labor (billed in 15-minute increments)	\$100/hour
Mileage (billed at current IRS rate)	\$0.565/mile
Travel (tolls, airfare, hotel, cab)	Cost
Copies/Reprographics	Cost
Telephone (long distance only)	Cost
Courier Service or Express Mail	Cost
Postage	Cost



City of Santa Fe Springs

City Council Meeting

November 22, 2016

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Beautification	1	Moore
Beautification	1	Rounds
Beautification	3	Sarno
Beautification	2	Trujillo
Community Program	1	Moore
Community Program	2	Rounds
Community Program	5	Sarno
Community Program	4	Trujillo
Community Program	3	Zamora
Heritage Arts Committee	1	Zamora
Historical	1	Rounds
Historical	3	Sarno
Historical	3	Trujillo
Historical	3	Zamora
Parks & Recreation	1	Trujillo
Parks & Recreation	2	Sarno
Senior Citizens	3	Moore
Senior Citizens	1	Rounds
Senior Citizens	1	Sarno
Senior Citizens	3	Trujillo
Senior Citizens	3	Zamora
Sister City	3	Sarno
Sister City	1	Trujillo
Sister City	1	Zamora
Youth Leadership	1	Moore
Youth Leadership	3	Sarno
Youth Leadership	2	Trujillo
Youth Leadership	3	Zamora

Applications Received: None

Recent Actions: None.



Thaddeus McCormack
City Manager

Attachments:
Committee Lists
Prospective Members

Prospective Members for Various Committees/Commissions

Beautification

Community Program

Family & Human Services

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation

Planning Commission

Senior Citizens Advisory

Sister City

Traffic Commission

Youth Leadership

Amber Jean Marquez

BEAUTIFICATION COMMITTEE

Meets the fourth Wednesday of each month, except July, Aug, Dec.

9:30 a.m., Town Center Hall

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Juliet Ray	(18)
	Vacant	(18)
	Annie Petris	(17)
	Guadalupe Placensia	(17)
	Gloria Campos	(17)
Zamora	Mary Reed	(18)
	Charlotte Zevallos	(18)
	Doris Yarwood	(18)
	Vada Conrad	(17)
	Joseph Saiza	(17)
Rounds	Sadie Calderon	(18)
	Rita Argott	(18)
	Mary Arias	(17)
	Marlene Vernava	(17)
	Vacant	(17)
Sarno	Vacant	(18)
	Irene Pasillas	(18)
	Vacant	(18)
	May Sharp	(17)
	Vacant	(17)
Trujillo	Mary Jo Haller	(18)
	Vacant	(18)
	Margaret Bustos*	(18)
	Vacant	(17)

**Indicates person currently serves on three committees*

COMMUNITY PROGRAM COMMITTEE

Meets the third Wednesday in Jan., May, and Sept., at 7:00 p.m., Town Center Hall, Meeting Room #1

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Vacant	(18)
	George Felix	(18)
	Mary Jo Haller	(17)
	Gabriela Garcia	(17)
	Bryan Collins	(17)
Zamora	Vacant	(18)
	Mary Anderson	(17)
	Dolores H. Romero*	(17)
	Vacant	(18)
	Vacant	(17)
Rounds	Mark Scoggins*	(18)
	Vacant	(18)
	Vacant	(18)
	Anthony Ambris	(17)
	Johana Coca*	(17)
Sarno	Vacant	(17)
	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Vacant	(17)
Trujillo	Lydia Gonzales	(18)
	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Vacant	(17)

**Indicates person currently serves on three committees*

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jul., Aug., Sept., and Dec., at 5:45 p.m., Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 15 Residents Appointed by City Council

5 Social Service Agency Representatives Appointed by the Committee

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Arcelia Miranda	(18)
	Martha Villanueva	(17)
	Margaret Bustos*	(17)
Zamora	Gaby Garcia	(18)
	Tina Delgado	(17)
	Gilbert Aguirre	(17)
Rounds	Annette Rodriguez	(18)
	Janie Aguirre	(17)
	Ted Radoumis	(17)
Sarno	Debbie Belmontes	(18)
	Linda Vallejo	(18)
	Hilda Zamora	(17)
Trujillo	Dolores H. Romero*	(18)
	Laurie Rios	(18)
	Bonnie Fox	(17)

Organizational Representatives:
(Up to 5)

Nancy Stowe
Evelyn Castro-Guillen
Elvia Torres
(SPIRITT Family Services)

**Indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Gus Velasco
Neighborhood Center Room 1

Qualifications: 18 Years of age, reside or active in the City

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Laurie Rios	6/30/2018
Zamora	Vacant	6/30/2018
Rounds	Pauline Moore	6/30/2018
Sarno	Francis Carbajal	6/30/2018
Trujillo	Amparo Oblea	6/30/2018

Committee Representatives

Beautification Committee	Marlene Vernava*	6/30/2017
Historical Committee	Sally Gaitan	6/30/2017
Planning Commission	Gabriel Jimenez	6/30/2017
Chamber of Commerce	Debbie Baker	6/30/2017

Council/Staff Representatives

Council Liaison	
Council Alternate	Richard Moore
City Manager	Thaddeus McCormack
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

**Indicates person currently serves on three committees*

HISTORICAL COMMITTEE

Meets Quarterly - The 2nd Tuesday of Jan., April, July, and Oct., at 5:30 p.m.,
Heritage Park Train Depot

Qualifications: 18 Years of age, reside or active in the City

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Astrid Shesterkin	(18)
	Tony Reyes	(18)
	Amparo Oblea	(17)
	George Felix, Jr.	(17)
Zamora	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Larry Oblea	(17)
Rounds	Vacant	(18)
	Linda Vallejo	(18)
	Mark Scoggins*	(17)
	Janice Smith	(17)
Sarno	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Sally Gaitan	(17)
Trujillo	Vacant	(18)
	Vacant	(18)
	Merrie Hathaway	(17)
	Vacant	(17)

**Indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 7:00 p.m., Town Center Hall, Meeting Room #1

Subcommittee Meets at 6:00 p.m.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Mary Tavera	(18)
	Adrian Romero	(17)
	William Logan	(17)
	Ralph Aranda	(17)
	Kurt Hamra	(17)
Zamora	Michael Givens	(18)
	Ruben Gonzalez	(18)
	Jamie Castañeda	(18)
	Sally Gaitan	(17)
	Steve Gonzalez	(17)
Rounds	Kenneth Arnold	(18)
	Richard Legarreta, Sr.	(18)
	Johana Coca*	(18)
	Tim Arnold	(17)
	Mark Scoggins*	(17)
Sarno	Vacant	(18)
	Debbie Belmontes	(18)
	Lisa Garcia	(17)
	Vacant	(18)
	David Diaz-Infante	(17)
Trujillo	Miguel Estevez	(18)
	Andrea Lopez	(18)
	Vacant	(17)
	Anthony Ambris	(17)
	Arcelia Miranda	(17)

**Indicates person currently serves on three committees*

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

Membership: 5 (2 Appointed by City Council, 1 by Personnel Board, 1 by Firemen's Association, 1 by Employees' Association)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Council	Angel Munoz	6/30/2017
	Ron Biggs	6/30/2017
Personnel Advisory Board	Neal Welland	6/30/2020
Firemen's Association	Jim De Silva	6/30/2017
Employees' Association	Johnny Hernandez	6/30/2020

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers

Qualifications: 18 Years of age, reside or active in the City

Membership: 5

APPOINTED BY

NAME

Moore

Ken Arnold

Rounds

Ralph Aranda

Sarno

John Mora

Trujillo

Frank Ybarra

Zamora

Gabriel Jimenez

SENIOR CITIZENS ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jul., Aug., Sep., and Dec., at 9:30 a.m.,
Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Vacant	(18)
	Vacant	(18)
	Paul Nakamura	(18)
	Astrid Shesterkin	(17)
	Vacant	(17)
Zamora	Vacant	(18)
	Elena Lopez Armendariz	(18)
	Rebecca Lira	(18)
	Amelia Acosta	(17)
	Vacant	(17)
Rounds	Vacant	(18)
	Bonnie Fox	(18)
	Gilbert Aguirre	(17)
	Lorena Huitron	(17)
	Janie Aguirre	(17)
Sarno	Yoko Nakamura	(18)
	Linda Vallejo	(18)
	Hilda Zamora	(17)
	Vacant	(17)
	Ed Duran	(17)
Trujillo	Vacant	(18)
	Vacant	(18)
	Vacant	(18)
	Margaret Bustos*	(17)
	Vacant	(17)

**Indicates person currently serves on three committees*

SISTER CITY COMMITTEE

Meets the First Monday of every month, except Dec., at 6:45 p.m., Town Center Hall, Mtg. Room #1. If the regular meeting date falls on a holiday, the meeting is held on the second Monday of the month.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Martha Villanueva	(18)
	Laurie Rios	(18)
	Mary K. Reed	(17)
	Peggy Radoumis	(17)
	Francis Carbajal	(17)
Zamora	Charlotte Zevallos	(18)
	Vacant	(18)
	Michele Carbajal	(17)
	Doris Yarwood	(17)
	Lucy Gomez	(17)
Rounds	Manny Zevallos	(18)
	Susan Johnston	(18)
	Robert Wolfe	(18)
	Ted Radoumis	(17)
	Dominique Velasco	(17)
Sarno	Jeannette Wolfe	(18)
	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Cathy Guerrero	(17)
Trujillo	Vacant	(18)
	Andrea Lopez	(18)
	Dolores H. Romero*	(17)
	Marcella Obregon	(17)
	Miguel Esteves	(17)

**Indicates person currently serves on three committees*

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

Membership: 5

Qualifications: 18 Years of age, reside or active in the City

APPOINTED BY

NAME

Moore

Albert J. Hayes

Rounds

Ted Radoumis

Sarno

Alma Martinez

Trujillo

Greg Berg

Zamora

Nancy Romo

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Gus Velasco Neigh

Qualifications: Ages 13-18, reside in Santa Fe Springs

Membership: 20

APPOINTED BY

NAME

Moore

Richard Aguilar
Evony Reyes
Zachary Varela
Vacant
Giovanni Sandoval

Zamora

Metztli Mercado-Garcia
Vacant
Vacant
Vacant

Rounds

Andrew Chavez
Jennisa Casillas
Walter Alvarez
Valerie Yvette A. Gonzales

Sarno

Vacant
Rafael Gomez
Vacant
Vacant

Trujillo

Paul Legarreta
Ionnis Panou
Vacant
Vacant